

Planning Commission Staff Report

Meeting date: August 14, 2018

TO: Planning Commission

FROM: Liz Cabrera, Community & Economic Development Director
Joe Bertagnoli, Building Official

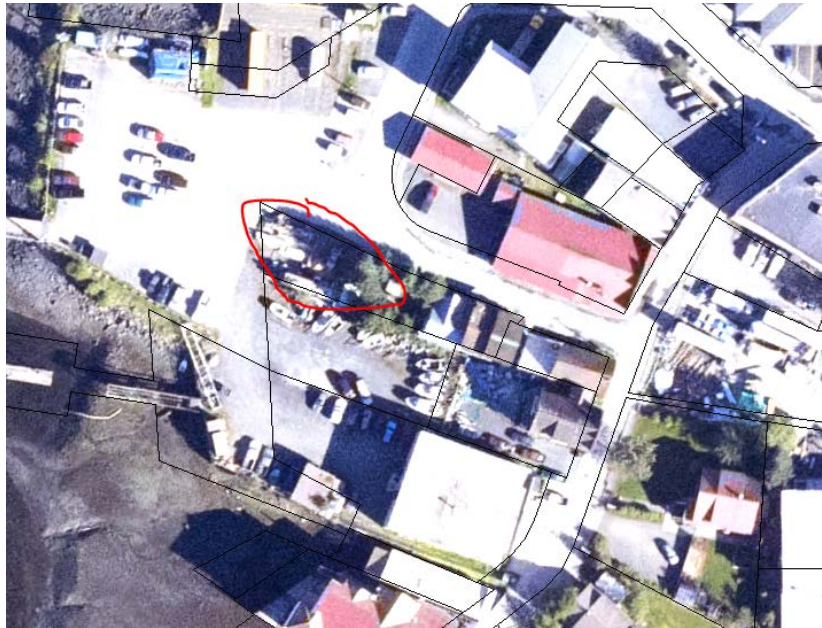
Subject: Harborside Subdivision – Parcel 01-007-460

Recommendation:

APPROVE PRELIMINARY PLAT
of Harborside Subdivision at
203 Chief John Lott St (PID: 01-
007-460).

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

1. An application for a minor subdivision and fees was submitted by Robert Feist (applicant) on July 9, 2018.
2. Proposed minor subdivision is located at 203 Chief John Lott St.
3. Subject parcel is 3,608 sf. It has an existing connex and shed. The shed encroaches slightly onto the neighboring parcel. Other items are encroaching on the public right-of-way along Chief John Lott St.
4. The zoning district is consistent across all parcels: Commercial-2.
5. Surrounding area is well developed commercial and industrial. Parcels are: Commercial-2.
6. There is no minimum lot area size for Commercial-2.
7. Lot 4 (future Lot 4B) is currently used for storage and provides two parking spaces for rental dwellings on adjacent lot. The existing two off-street parking spaces must be maintained for use by residents of rental dwellings located on adjacent lot.
8. Proposed subdivision does not meet the criteria for a minor subdivision as the subdivision requires a public dedication of a street or right-of-way (18.20.010(3)).
9. Neither lot has legal access to the public road system. The proposed ROW dedication grants both lots legal access as required by code (18.24.040 I). The ROW dedication would need to be approved by the borough assembly. Access to proposed Lot 4A and 4B shall be from the



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newly dedicated ROW and not through the established easement for ADFG within the Middle Harbor Parking lot.

10. Lot 4B is already served by utilities. For Lot 4A, a review by Utility Department indicates electric is close by. Closest water service is by the Ocean Beauty dock approximately 81' away. The closest sewer is 138' away and likely will require a small pump station because of the grade of Chief John Lott St. Per code, these public improvements need to be extended to the new lot prior to approval of the final plat.
11. Public Works and Harbor expressed concern about parking situation at that location. The property owner erected parking regulation signs along Chief John Lot St and parking authority also has conflicting regulatory signs along the street.

Planning Commission approves Preliminary Plat and established the following conditions for final plat approval and recording:

1. The Borough Assembly accepts public dedication of an extension to Chief John Lott St. to the Middle Harbor Parking lot entrance to satisfy requirement of PMC 18.24.040 I. Legal access to these lots is from Chief John Lott St.
2. Public utilities, both those required and elective, are extended to Lot 4B and approved by Utilities Director.
3. To ensure adequate on street parking for new development and existing businesses, property owner shall remove materials encroaching into Chief John Lott St right-of-way and ADFG easement.
4. Per 18.24.045, final plat shall be submitted for approval within one year. The platting board may extend the approval period for 12 months at its own discretion.

Chairman, Planning Commission

Secretary, Planning Commission



MIDDLE
HARBOR
PETERSBURG
BOROUGH

PTN. 4
PETERSBURG
BOROUGH

DEDICATED RIGHT OF WAY
THIS PLAT

CHIEF

JOHN

LOT

STREET

KITO'S/LOCKS SUBDIVISION
PLAT No. 2005-13

1B

1A

EDGE PAVEMENT

A.D.F.& G.
ACCESS EASEMENT A

4A
737 S.F.

4B
2872 S.F.

PTN. 2
PLAT No. 98-37
STATE OF ALASKA

HARBORSIDE SUBDIVISION
A SUBDIVISION OF A PORTION OF LOT 4
OF BLOCK A OF THE
TIDELANDS ADDITION SUBDIVISION
OF A.T.S. No. 9

AS SHOWN ON RECORD OF SURVEY

PETERSBURG RECORDING DISTRICT
CREATING LOTS 4A AND 4B

OWNER:
ROBERT FEIST
P.O. BOX 2131
PETERSBURG, AK 99833

SURVEYOR
RICK G. BRAUN, L.S.
P.O. BOX 211, PETERSBURG AK 99833
PH (907) 772-3986

SURVEY COMPLETED / 18
DRAWN BY R.G.B. DRAWING No. HA12B18



1 1/2 STORY
HOUSE

PTN. 3
ROBERT FEIST

A.D.F.& G. DOCK
TIDELANDS LEASE
PARCEL A
PLAT No. 84-26

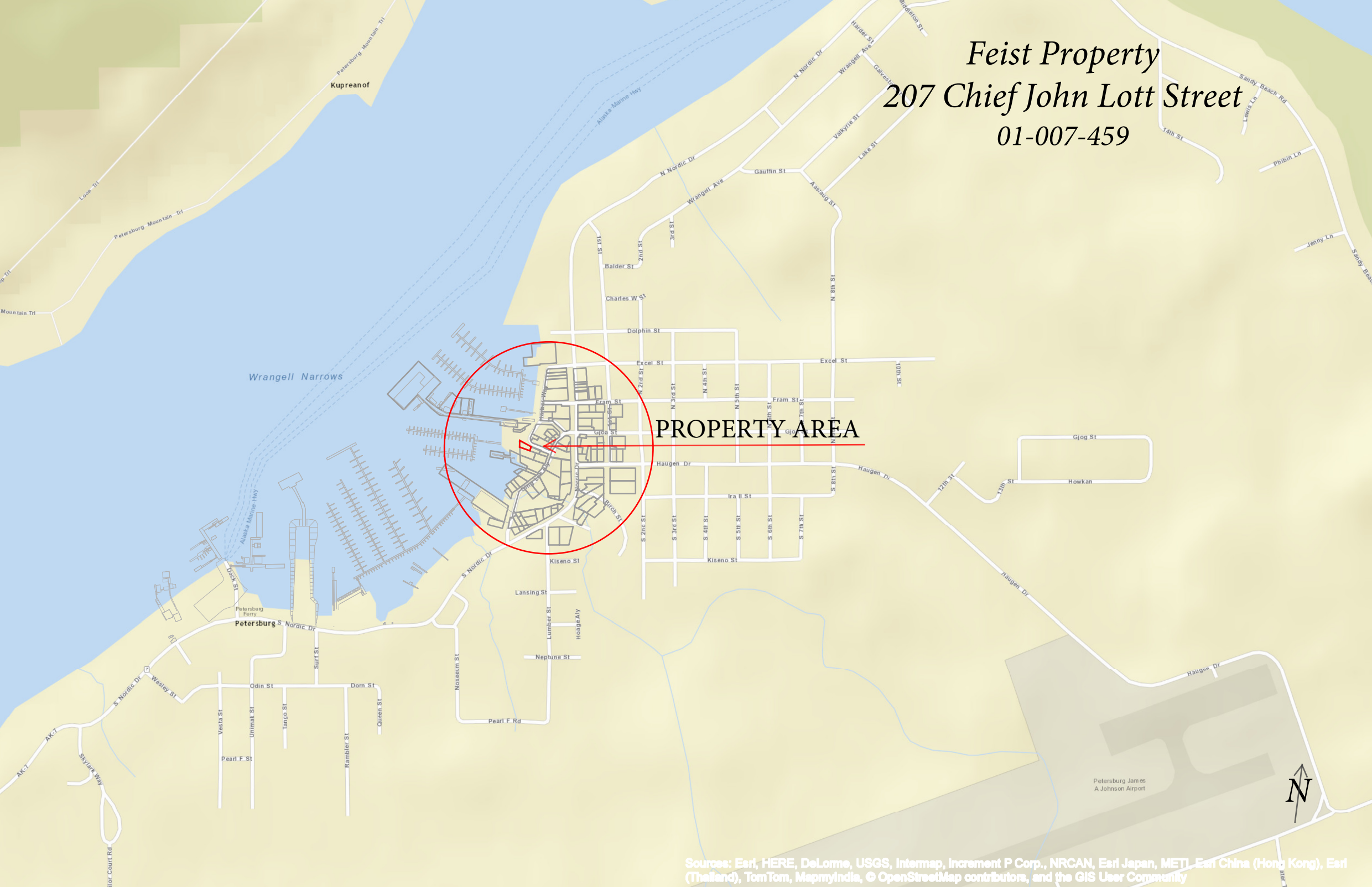
20.00'
S 03°09'00" E 97.17'
N 03°09'00" W 168.76'
64.00'
13.76'
20.00'
157°00'15.87" E

33.00'
31.88'
27.43'
517°26'39" W
STOP SIGN
STOP SIGN
CURB AND GUTTER
CATCH BASIN

106.38'
74.50'
S 64°44'00" E

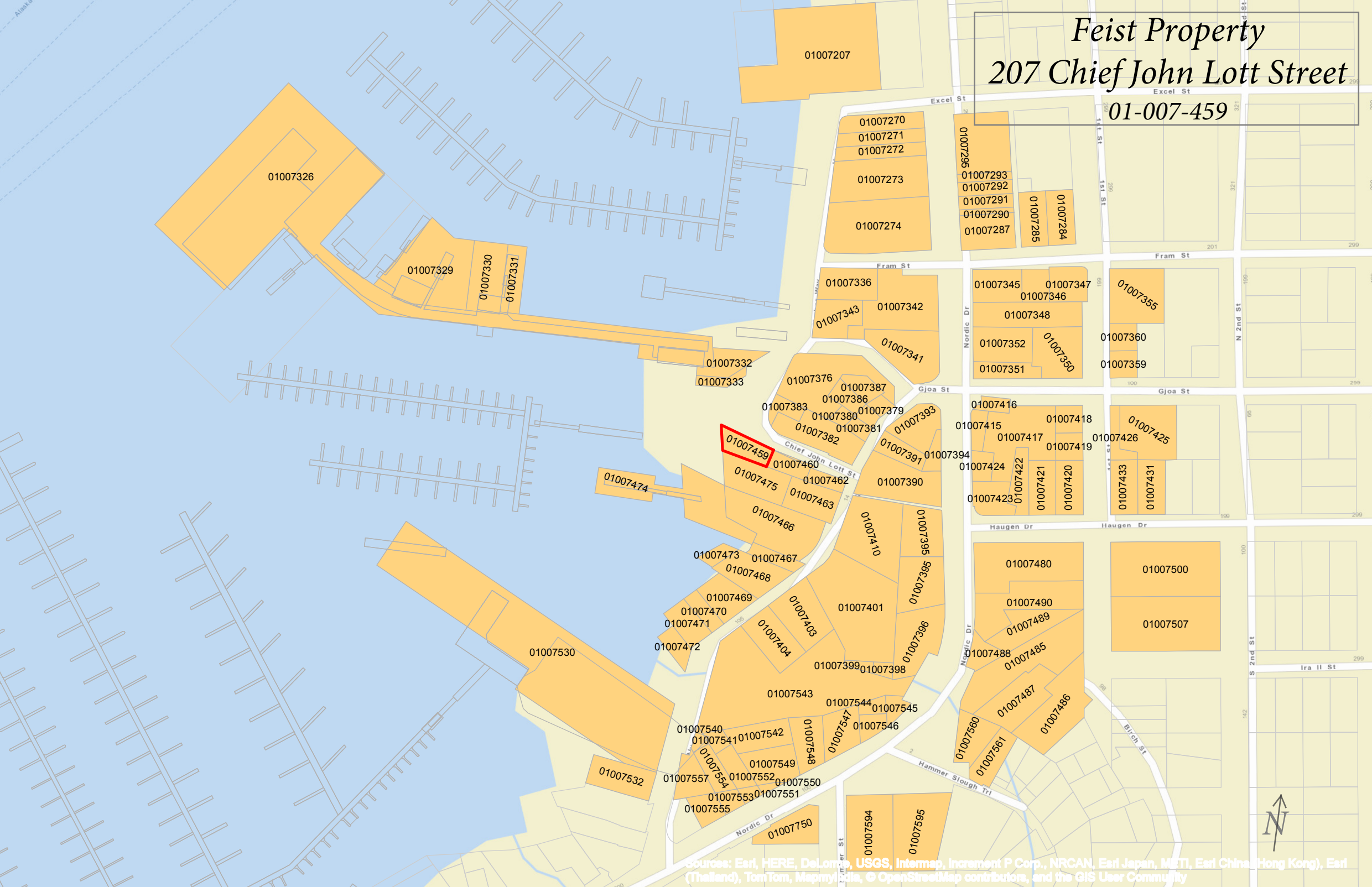
N 23°16'00" E
33.23'

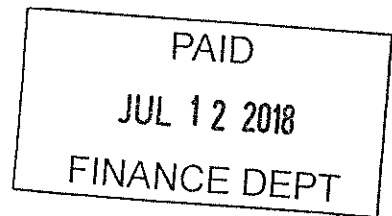
Feist Property
207 Chief John Lott Street
01-007-459



PROPERTY AREA

Feist Property
207 Chief John Lott Street
01-007-459





Petersburg Borough
Community Development
P.O. Box 329
Petersburg, AK 99833

PHONE (907) 772-4533
FAX (907) 772-4876

Application No: _____ Date Received: 7/12/18
Fee Collected: \$16500 Received By: [Signature]

☒ APPLICATION FOR APPROVAL OF:
☐ MINOR SUBDIVISION ☐ RESUBDIVISION/REPLAT

☐ OR PRELIMINARY APPROVAL OF:
☐ MAJOR SUBDIVISION ☐ PLANNED UNIT DEVELOPMENT

Applicant(s): ROBERT FEIST
Address: P.O. BOX 2131 PETERSBURG AK 99833
Phone Number(s): 772-2714

I (we) do hereby apply for approval of the following described PLAT of a subdivision (required copies attached) in accordance with the provisions of the Subdivision Ordinance.

I (we) are the owners, or duly authorized agent(s) or trustee(s) for the owner(s) of the real estate included in said subdivision.

Name of Subdivision: HARBORSIDE SUBDIVISION

Generally described as follows: A SUBDIVISION OF A PORTION OF LOT 4 OF BLOCK A OF THE TIDELANDS ADDITION SUBDIVISION OF A.T.S. No 9

Township 59S Section 27 T. 59S R. 79E Copper River Meridian.

Parcel ID# 01007460

Dimensions of the Subdivision: 106.38' X 46.76'

Area (in acres): 0.083 Ac. Number of Lots: 2

Miles (to hundredths) of new streets to be dedicated to the public: 0

Name of registered engineer or surveyor preparing the plat of the subdivision: _____

RICK G. BRAUN, L.S.

Address: P.O. B. 211 Phone: (907) 518-1889

The undersigned certifies that the above information is true and correct to the best of his (her) knowledge.

Signature of Applicant(s) [Signature] FOR ROBERT FEIST.