

Planning Commission Staff Report

Meeting date: February 12, 2019

TO: Planning Commission

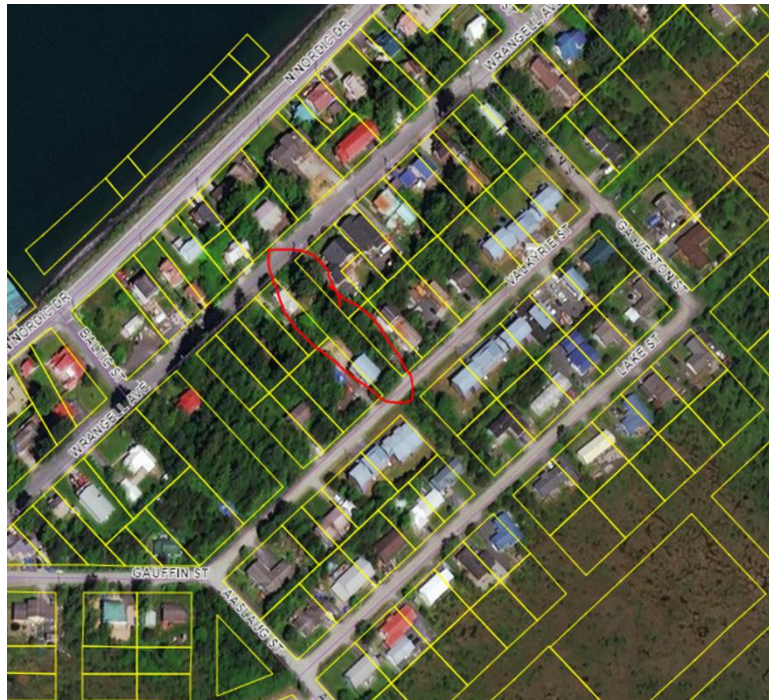
FROM: Liz Cabrera, Community & Economic Development Director
Joe Bertagnoli, Building Official

Subject: Vacation Decorah St ROW
Stephanie Thynes et al

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.



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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.

Chairman, Planning Commission

Secretary, Planning Commission

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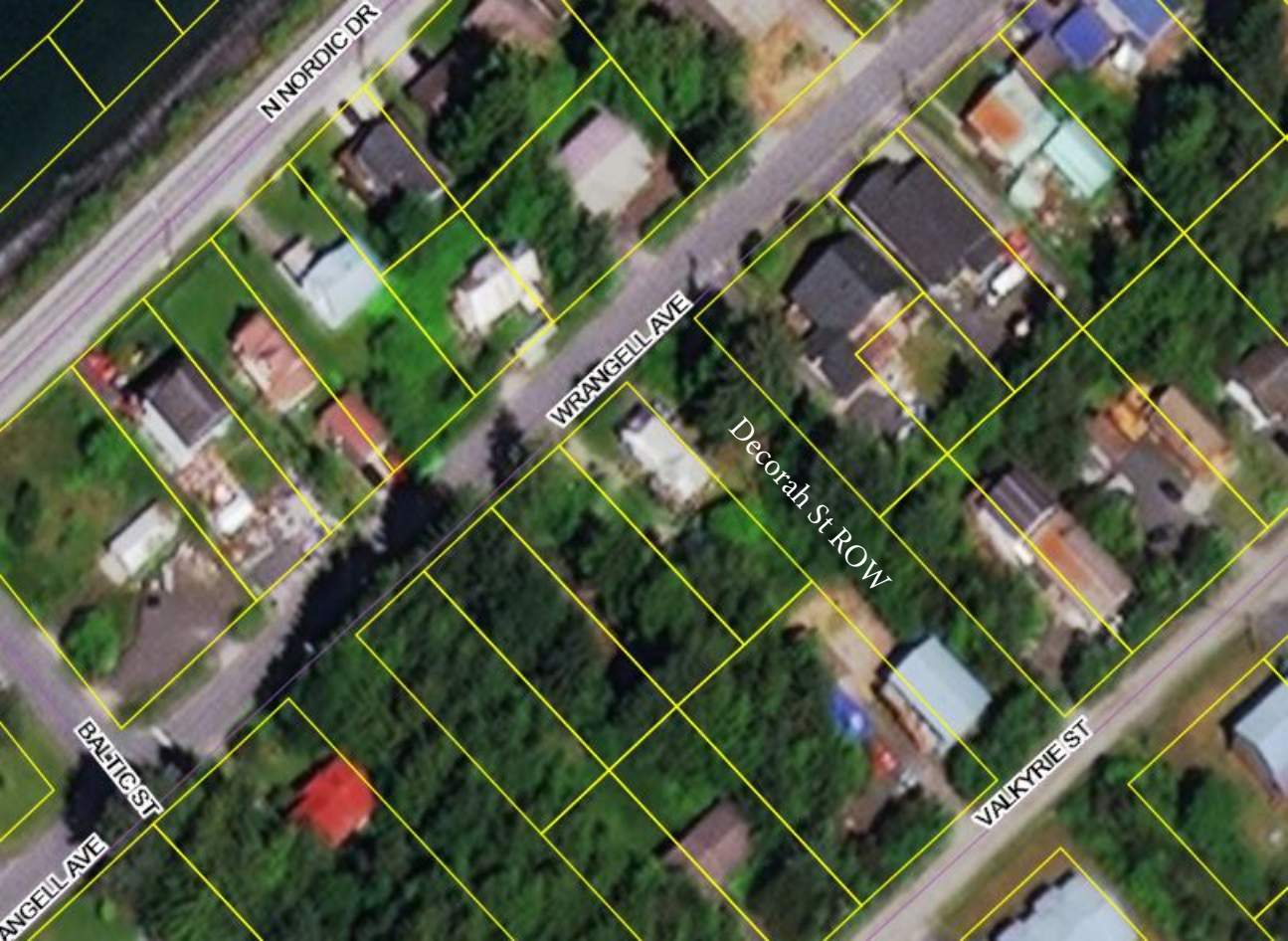
WRANGELL AVE

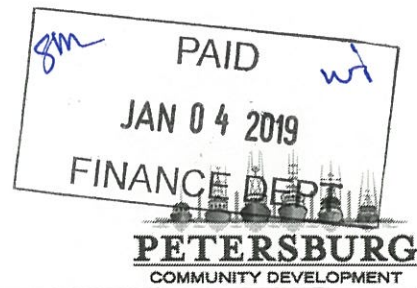
Decorah St ROW

VALKYRIE ST

BALTIMORE ST

WRANGELL AVE





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

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

Application No: _____ Date Received: _____
Fee Collected: _____ Received By: _____
Ref to Assembly: _____ Ordinance No: _____

APPLICATION FOR VACATION OF PUBLIC EASEMENT/LANDS

Petitioner(s): <u>Stephanie Thynes</u>	<u>Brandi Marohl</u>	<u>Jeff Robinson</u>	<u>MARK & MARCELLA GELHAUS</u> <u>1101 VALKYRIE</u> <u>907-772-5005</u>
Address: <u>1100 Wrangell Ave.</u>	<u>1017 Valkyrie</u>	<u>1012 Wrangell Ave.</u>	
Phone Number(s): <u>907-518-4065</u>	<u>907-518-4070</u>	<u>907-518-0085</u>	

Petitioners' Representative (Sub-divider, if any) and/or Registered Engineer or Land Surveyor:

Name(s): _____
Address: _____
Phone Number(s): _____

I (we) do hereby apply for vacation of borough owned easement/land in accordance with the provisions of the Subdivision Ordinance.

I (we) are the owners of the real estate which borders said area, which is generally described as:

Decorah St., affronting Lots 1A, 8/4, 6A Blocks 97/96, USS 1252
Township _____ Section _____ T. _____ R. _____ Copper River Meridian.
Parcel ID# 01-002-389 (Legal Description/Copy of Plat Attached Hereto)
01-002-390
01-002-352
01-002-351

Signature of Owner(s) Stephanie Thynes
Brandi Marohl
Suzanne Fugro

1/4/19 cash ✓ sm 70.00

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

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

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

From: Liz Cabrera <lcabrera@petersburgak.gov>
Sent: Tuesday, January 29, 2019 8:56 AM
To: Chris Cotta <ccotta@petersburgak.gov>; Karl Hagerman <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.