



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Agenda Planning Commission Regular Meeting

Tuesday, March 11, 2025

12:00 PM

Assembly Chambers

You are invited to a Zoom meeting.

When: Tuesday, March 11, 2025, 12:00 PM Alaska

Topic: Tuesday, March 11, 2025, Regular Planning Commission Meeting

Please click the link below to join the webinar:

<https://petersburgak-gov.zoom.us/j/86371203481>

Meeting ID: 863 7120 3481

Or Telephone:

(253) 215 8782 US (Tacoma) or (720) 707 2699 US (Denver)

1. Call to Order

2. Roll Call

3. Acceptance of Agenda

4. Approval of Minutes

A. February 11, 2025, Meeting Minutes

5. Public Comments

Public comments are welcome on matters not appearing on the Public Hearing or Consent Calendar but are within the Borough's jurisdiction. Persons wishing to speak should come forward and state their name and address. Issues raised may be referred to staff and, if action by the Commission is needed, may be scheduled for a future meeting.

6. Consent Calendar

7. Public Hearing Items

A. Recommendation to the Borough Assembly regarding an application from David Mazzella to purchase borough-owned property at 1009 Augusta St (PID: 01-002-560).

B. Recommendation to the Borough Assembly regarding an application from Greg & Heidi Johnson to purchase borough-owned property at 1001-1017 Augusta St and Lots 2-5, Block 288, Scenic View (unrecorded subdivision) (PID: 01-002-558, 559, 560, 562, 564, no PID's assigned to Lots 2-5).

8. Non-Agenda Items

A. Commissioner Comments

B. Staff Comments

C. Next Meeting is April 8, 2025, at 12:00pm.

9. Adjournment



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, February 11, 2025

12:00 PM

Assembly Chambers

1. Call to Order

The meeting was called to order at 12:00pm.

2. Roll Call

PRESENT

Commission Chair Chris Fry
Commission Vice-Chair Heather O'Neil
Commissioner Jim Floyd
Commissioner Marietta Davis
Commissioner Phillip Meeks
Commissioner Donald Sperl

ABSENT

Commissioner John Jensen

3. Acceptance of Agenda

The agenda was accepted as presented.

Motion made by Commissioner Davis, Seconded by Commission Vice-Chair O'Neil.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd, Commissioner Davis, Commissioner Meeks, Commissioner Sperl

4. Approval of Minutes

A. January 15, 2025, meeting minutes.

The January 15, 2025, meeting minutes were unanimously approved.

Motion made by Commissioner Davis, Seconded by Commission Vice-Chair O'Neil.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd, Commissioner Davis, Commissioner Meeks, Commissioner Sperl

5. Public Comments

None

6. Consent Calendar

None

7. Public Hearing Items

- A. Consideration of an application from Caroline Crain for a conditional use permit to allow a home occupation in a single-family residential district at 204 Sandy Beach Rd (PID: 01-003-507).

Motion made by Commissioner Floyd, Seconded by Commissioner Davis.

Commission Vice-Chair O'Neil said the application looked good.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd, Commissioner Davis, Commissioner Meeks, Commissioner Sperl

- B. Recommendation to the Borough Assembly regarding an application from Andrew Rutherford to temporarily lease borough-owned tidelands property for demolition/repair of a seaplane hangar at the SCOW BAY TURNAROUND (PID: 01-056-140).

Andrew Rutherford spoke to make himself available for any questions.

Motion made by Commissioner Floyd, Seconded by Commission Vice-Chair O'Neil.

Commissioner Floyd verified with Andrew that he understood the project completion timeline and the June 30, 2025, lease termination date.

Mr. Rutherford confirmed he is okay with the timeline and the June 30, 2025, lease termination date.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd, Commissioner Davis, Commissioner Meeks, Commissioner Sperl

- C. Consideration of an application from Hermosa Holdings LLC for a minor subdivision at 1103 S NORDIC DR (PID: 01-010-745).

Dave Thynes spoke as the surveyor to make himself available for any questions.

Wes Davis, owner of Hermosa Holdings, spoke to say they want to put the property line in between the two buildings just in case they would like to sell it in the future. He made himself available for any questions.

Director Cabrera clarified that there are two maps in the packet, the first one on page 36 was submitted as a placeholder and the map on page 37 is the one to view as the proposed subdivision.

Motion made by Commissioner Floyd, Seconded by Commission Vice-Chair O'Neil.

Director Cabrera also clarified the State fire marshal and Borough fire code requirements will be met as a condition of approval. The fire code requirements will need to be completed before the subdivision is recorded. It was not in the interest of the applicate to complete the fire code requirements prior to subdivision approval.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd, Commissioner Davis, Commissioner Meeks, Commissioner Sperl

8. Non-Agenda Items

A. Commissioner Comments

Commissioner Floyd welcomed new Planning Commission member Donald Sperl.

B. Staff Comments

Director Cabrera said there are agenda items for the March meeting.

C. Next Meeting is March 11, 2025, at 12:00pm.

Commissioners confirmed there will be a quorum for the March meeting.

9. Adjournment

The meeting adjourned at 12:11pm.

Motion made by Commissioner Sperl, Seconded by Commissioner Floyd.
Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd, Commissioner Davis, Commissioner Meeks, Commissioner Sperl

Planning Commission Staff Report & Finding of Fact

Meeting Date: March 11, 2024

APPLICANT/AGENT:

David Mazzella

OWNER(S), IF DIFFERENT:

Petersburg Borough

LEGAL DESCRIPTION:

LOT 8, BLK 255, PLAT 69-53

LOT AREA:

10,000 SQ FT

LOCATION:

1009 Augusta St

SURROUNDING ZONING:

North: Single Family Residential

South: Public Use

East: Single Family Residential

West: Single Family Residential

ZONING:

Single Family Residential

PID:

01-002-560

APPLICATION SUBMISSION DATE:

12/20/2024

I. APPLICANT REQUEST: The applicant has requested to purchase borough-owned property at 1009 Augusta St.

II. APPLICABLE CODE:

16.12 ACQUISITION OR DISPOSAL OF BOROUGH PROPERTY

III. FINDINGS:

1. Subject property is subdivided and zoned single-family residential. The property has platted legal access.
2. The surrounding area is partially developed with a well-established residential neighborhood, the remaining area is undeveloped.
3. There are no municipal utilities or road access to the subject property.
4. The applicant seeks to access the property through his existing lot on Lake St rather than construct a new road and similarly extend utilities from his existing service.
5. The applicant’s proposal to expand the existing dwelling and construct additional storage is consistent with the zoning. Although, the subject property will have to be consolidated with the original lot prior to construction.
6. The applicant states expansion, and new construction would be completed in 5 years.

IV. PUBLIC NOTICE

The borough provided public notice of the hearing. Notice was mailed by first class mail to the owner of record of the property within six hundred feet of the exterior boundary of the property that is the subject of the application.

Planning Commission Staff Report & Finding of Fact

Meeting Date: March 11, 2024

V. APPLICATION REVIEW

a. The application is classified as a request to purchase borough property.

b. Criteria –

Per 16.12.050, no borough property in Service Area 1 may be disposed of unless it has been zoned by the borough. As noted in Section III, Findings, the subject property is zoned.

Per 16.12.080 (A), the Planning Commission may require an applicant to state the nature, extent, size and general specifications of improvements the applicant intends to construct upon the real property and the time when the improvements will be completed.

VI. ACTION

Proposed motion: I move to recommend to the borough assembly that Lot 8, Block 255, Plat 69-53 be approved for sale.

Based on the preceding findings of fact, the Petersburg Planning Commission makes the following report to the Borough Assembly:

1. The subject property is subdivided into a legal lot, has platted legal access, and is zoned as required by 16.12.080.
2. The proposed development plans are consistent with single-family residential zoning once the subject property is consolidated with the applicant's Lake St log.

EXHIBITS

- A. Applicant materials
- B. Vicinity & Detail Maps
- C. Public Hearing Mailout



Petersburg Borough, Alaska

Land Disposal Application

(\$500.00 non-refundable filing fee required)

Form must be completed in its entirety to be considered

Office Use:
Rec'd. by: <u>Alaska</u>
Fee: \$ <u>500</u>
Date Rec'd: <u>12/20/24</u>

Date: 12/13/24

This is a request for land disposal via:

- Lease
- Purchase
- Exchange
- Other _____
(Describe)

Parcel ID #(s) of Subject Property:
01002560
1009 AUGUSTA ST

Proposed term of lease: _____
 (total years)

Legal Description(s) of Property:
VACANT LAND
LOT 8 NORTHEAST SUBDIVISION
BLOCK 255 SECTION 27

Current Zoning of Property:
SINGLE-FAMILY
RESIDENTIAL

Is the Applicant applying to purchase under Petersburg Municipal Code Section 16.12.030 as one of the following? If yes, check approximate box below:

- State of Federal Agency
- Federally Recognized Tribe
- Nonprofit Entity
- Applying to Purchase for a Public Benefit Purpose per PMC 16.12.030

Applicant Name: DAVID MAZZELLA

Applicant Mailing Address: P.O. BOX 650
PETERSBURG, AK 99833

Applicant Contact Info: 907 650 7296
 (telephone and email) DMAZZELLA14@GMAIL.COM

- 1. Size of Area requested (identify the minimum area necessary in square feet): 10,004
- 2. Attach a map showing the location of the parcel(s) requested. Map must show surrounding area with the land requested clearly marked with bolded borders or highlighted color.

If applicant is applying to purchase property under PMC 16.12.030 for a public benefit purpose, the application must include, at a minimum, the following:

- a) a conceptual plan;
- b) a financial plan; and
- c) a development timeline

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

THE LAND WOULD BE USED TO EXPAND OUR CURRENT HOUSE AND BUILD ANOTHER STORAGE STRUCTURE WITH THE ADDITIONAL SPACE AND DEVELOP THE REMAINING LAND INTO DRIVEABLE/USEABLE SPACE. HOUSE RENOVATION AND NEW STRUCTURE TO BE COMPLETED IN THE NEXT 5 YEARS AND ADD AN ESTIMATED \$250,000 IN VALUE TO THE ENTIRE PROPERTY. BUILDING MATERIALS WOULD BE TRADITIONAL FOR STICK FRAME CONSTRUCTION, LUMBER, INSULATION, ROOFING MATERIALS ETC.

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

TREVOR McKay
KATHRYN EMMENEGGER

1004 LAKE ST
1012 LAKE ST

- 5. Are there any existing permits or leases covering any part of the land applied for?
 Yes No If yes, please check one: 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)

N/A Building permits

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

A. Name, address and place of incorporation: N/A

B. Is the corporation qualified to do business in Alaska?: Yes No

Name and address of registered agent: _____

8. Why should the Planning Commission recommend Assembly approval of this request?

AS THE UTILITY INFRASTRUCTURE STANDS THE REQUESTED PARCEL OF VACANT LAND WOULD ONLY BENEFIT THE ADJACENT LOTS AND THEREFORE SHOULD BE GRANTED THE FIRST OPPORTUNITY TO PURCHASE SAID LOTS.

9. How is this request consistent with the Borough's comprehensive plan?

THE BOROUGH HAS RECENTLY OPTED TO SELL PARCELS TO INDIVIDUALS AT OR BELOW ASSESSED VALUE IN DIRECT SALES. ~~THE~~ THE SALE OF PARCELS TO YOUNG, WORKING, TAXPAYERS WOULD BE OF ECONOMIC VALUE TO THE BOROUGH IN ADDITION TO THE ORIGINAL PURCHASE PRICE OF VACANT LAND

10. Prior to submitting this application, please verify with pertinent Borough Departments that the land requested for lease, purchase, exchange or other disposal is not needed for a public purpose by speaking with the appropriate personnel in the Electric, Water, Wastewater, Community Development, Harbor or Public Works Departments and obtain their comments and signatures below. (attach additional sheet if necessary):

Department Comments: The Harbor Dept has no need for this property.

[Signature] 12/13/24
Signature of Department Commenter

Department Comments: Public Works does not need this property. Closest utilities (water + sewer) are at the Lake/Annis (avg) intersection. If sewer service is extended from this point to subject property it may require a pump station.

[Signature]
Signature of Department Commenter

Department Comments: PMPL HAS NO PUBLIC PURPOSE FOR THIS LOT.

[Signature]

Signature of Department Commenter

Department Comments: WAS UNABLE TO CONNECT WITH LIZ

Signature of Department Commenter

NOTICE TO APPLICANT(s):

Application must be submitted to the Borough with a non-refundable filing fee of \$500. If the application moves forward, the applicant will be required to deposit with the Borough payment for other costs. See, PMC 16.12.030C(2)(a), 16.12.090, and 16.16.070A, as applicable.

I hereby certify that I have received and reviewed a copy of Petersburg Municipal Code Chapters 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.

Please sign application in the presence of a Notary Public.

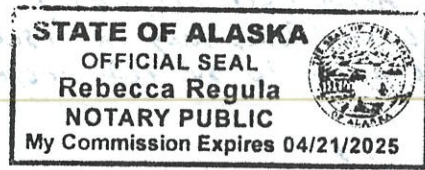
[Signature]

Applicant/Applicant's Representative Signature

DAVID MAZZELLA

Printed Name

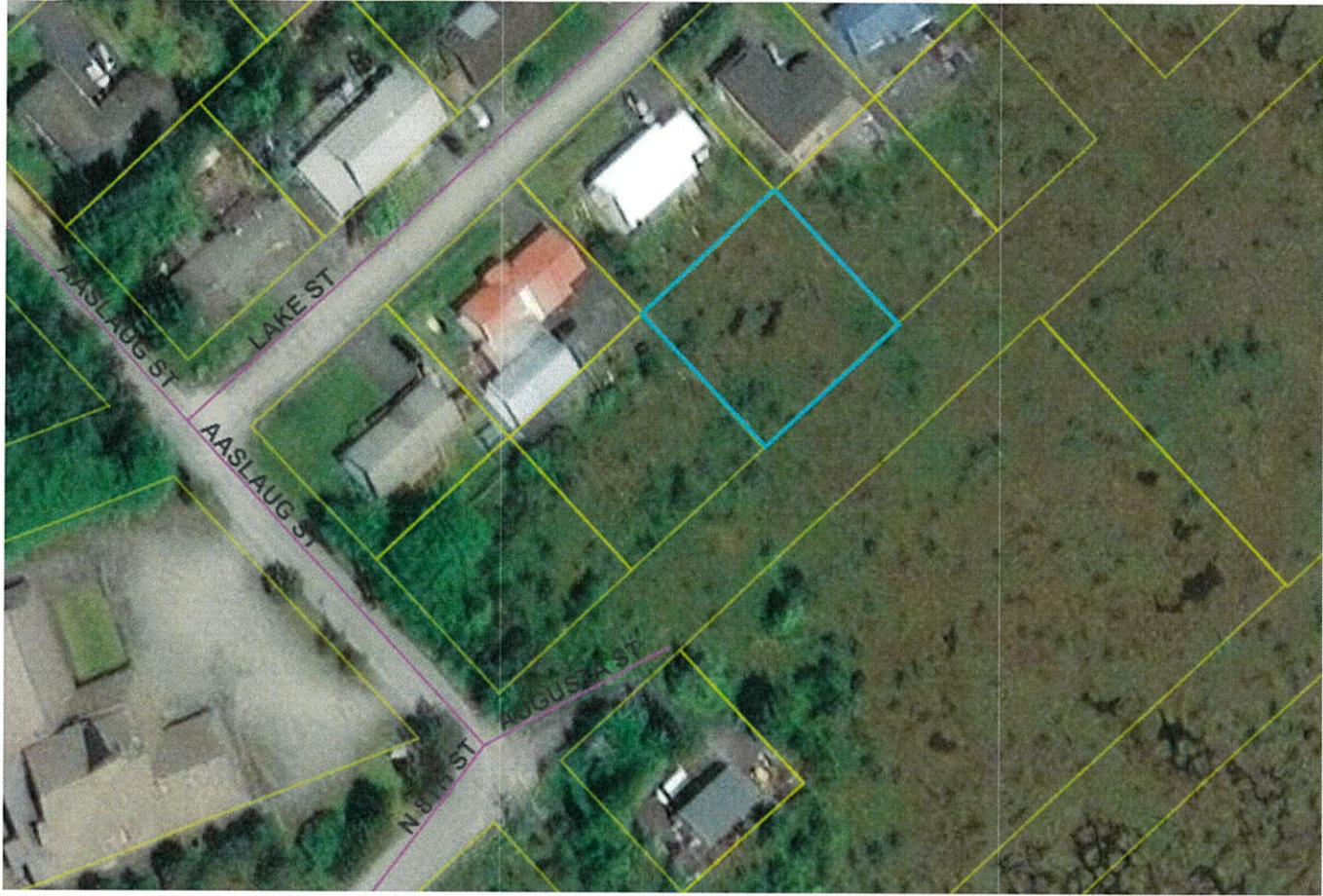
Subscribed and sworn to by David Mazzella, who personally appeared before me this 13th day of December, 2024



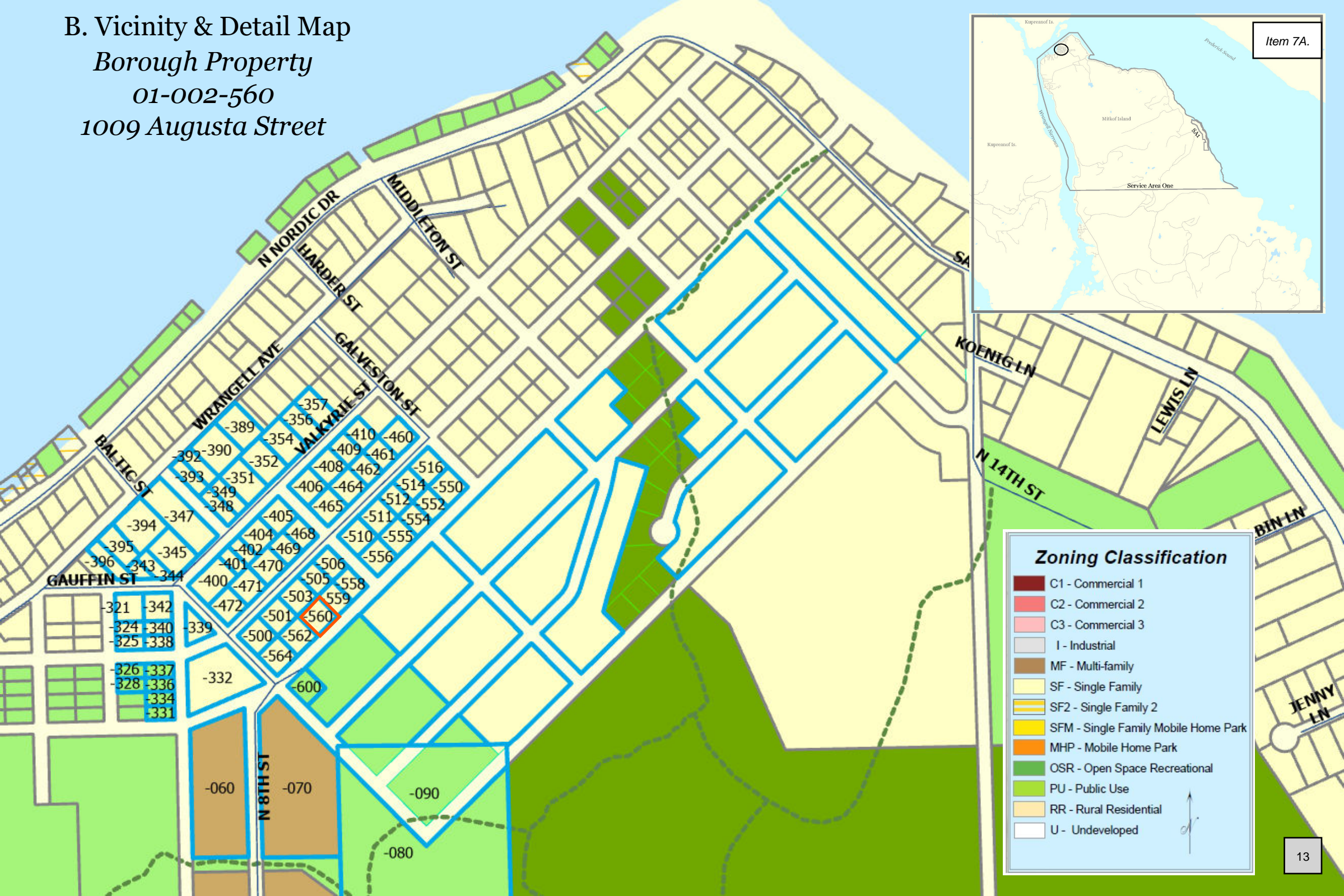
[Signature]

Notary Public in and for the State of Alaska.

My Commission Expires: 4-21-2025



B. Vicinity & Detail Map
 Borough Property
 01-002-560
 1009 Augusta Street



Zoning Classification

- C1 - Commercial 1
- C2 - Commercial 2
- C3 - Commercial 3
- I - Industrial
- MF - Multi-family
- SF - Single Family
- SF2 - Single Family 2
- SFM - Single Family Mobile Home Park
- MHP - Mobile Home Park
- OSR - Open Space Recreational
- PU - Public Use
- RR - Rural Residential
- U - Undeveloped



February 18, 2025

**LEONARD MICHAEL
PO BOX 676
PETERSBURG, AK 99833-0676**

NOTICE OF SCHEDULED PUBLIC HEARINGS

The Petersburg Borough Planning Commission has scheduled a public hearing to consider:

Recommendation to the Borough Assembly regarding an application from David Mazzella to purchase borough-owned property at 1009 Augusta St (PID: 01-002-560).

The public hearing and consideration of the application will be held:	Tuesday, March 11th, 2025, at 12:00 PM Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via ZOOM , please contact Anna Caulum at 907-772-5409.	

Interested persons desiring to present their views on the applications, either in writing or verbally, will be given the opportunity to be heard during the above-mentioned hearing. Said hearing may be continued from time to time as necessary. If the Planning Commission is unable to meet at the date and time stated above, this application will be considered at a future meeting with no further notice provided except for the general notice provided to the public.

TO SUBMIT WRITTEN COMMENTS TO THE PLANNING COMMISSION	
By Mail:	PO Box 329, Petersburg, Alaska 99833
By Email:	acaulum@petersburgak.gov
Hand-Deliver:	Petersburg Municipal Building, 12 S. Nordic Dr.

The Petersburg Municipal Code (PMC) provides for an appeal of a Planning Commission decision to the Borough Assembly by the property owner or a governmental agency, or any property owner within 600' of the applicant property and requires that such an appeal be filed within 10 consecutive calendar days of the date the decision is made. For more information regarding appeal requirements, please see PMC Chapter 19.92.

Sincerely,

Liz Cabrera
Community & Economic Development Department

Name1	Name2	Address1	City	State	Zip
CHRIST FRY		PO BOX 1440	PETERSBURG	AK	99833-1440
HEATHER O'NEIL		PO BOX 1083	PETERSBURG	AK	99833-1083
JIM FLOYD		PO BOX 281	PETERSBURG	AK	99833-0281
JOHN JENSEN		PO BOX 681	PETERSBURG	AK	99833-0681
PHIL MEEKS		PO BOX 1514	PETERSBURG	AK	99833-1514
MARIETTA DAVIS		PO BOX 673	PETERSBURG	AK	99833-0673
DONALD SPERL		PO BOX 1407	PETERSBURG	AK	99833-1407
MAZZELLA DAVID A	MAZZELLA HILLARY G	PO BOX 650	PETERSBURG	AK	99833-0650
ANDERSON PAUL	ANDERSON DARLENE	PO BOX 1454	PETERSBURG	AK	99833-1454
BELL DUANE E	BELL DIAN L	PO BOX 1301	PETERSBURG	AK	99833-1301
BENNETT LYLE E	BENNETT CAROL L	PO BOX 1547	PETERSBURG	AK	99833-1547
BERGMANN WILLIAM BERGMANN JOYCE A		PO BOX 130	PETERSBURG	AK	99833-0130
CORNELIUS DONALD A	CORNELIUS KAREN A	PO BOX 1727	PETERSBURG	AK	99833-1727
CORRAO CHELSEA		PO BOX 1812	PETERSBURG	AK	99833-1812
EMMENEGGER DENNIS G	EMMENEGGER KATHRYN E	PO BOX 730	PETERSBURG	AK	99833-0730
ESPOSITO GINA S	OLSON PAUL D	PO BOX 1909	PETERSBURG	AK	99833-1909
FREEMAN HARLAN F	FREEMAN SHARON A	PO BOX 207	PETERSBURG	AK	99833-0207
GCI COMMUNICATION CORPORATION		2550 DENALI ST STE 1000	ANCHORAGE	AK	99503
GELHAUS MARK	GELHAUS MARCELLA	PO BOX 863	PETERSBURG	AK	99833-0863
GREINIER ANDREW C		16829 51ST AVE SE	BOTHELL	WA	98012
KETTEL HAROLD		PO BOX 1028	PETERSBURG	AK	99833-1028
KIVISTO KURT	KIVISTO SHARON	PO BOX 1036	PETERSBURG	AK	99833-1036
KOWALSKI GREGORY A		PO BOX 1208	PETERSBURG	AK	99833-1208
LAMBE KELSEY	MCCAY TREVOR	PO BOX 631	PETERSBURG	AK	99833-0631
LEONARD MICHAEL		PO BOX 676	PETERSBURG	AK	99833-0676
LIGHTHOUSE ASSEMBLY OF GOD		PO BOX 49	PETERSBURG	AK	99833-0049
MACPHEE DANIELLE		PO BOX 1892	PETERSBURG	AK	99833-1892
MIDKIFF EARL	MIDKIFF SHANNON	PO BOX 1728	PETERSBURG	AK	99833-1728
NESS JEANETTE		PO BOX 653	PETERSBURG	AK	99833-0653
OCHOA RAYMOND		PO BOX 2138	PETERSBURG	AK	99833-2138
O'GARA DEBRA		PO BOX 1232	PETERSBURG	AK	99833-1232
PETERSBURG LITTLE LEAGUE LESSEE		PO BOX 1577	PETERSBURG	AK	99833-1577
RANDRUP JOEL	RANDRUP KIM	PO BOX 1231	PETERSBURG	AK	99833-1231
RESSLER CHARLES	RESSLER LOIS V	PO BOX 1313	PETERSBURG	AK	99833-1313
RITTER WENDY		PO BOX 1046	PETERSBURG	AK	99833-1046
ROBINSON JEFFREY W		PO BOX 633	PETERSBURG	AK	99833-0633
RONNE BILL H	RONNE RITA J	PO BOX 1035	PETERSBURG	AK	99833-1035
SIMBAHON KIMBERLEY A		PO BOX 1538	PETERSBURG	AK	99833-1538
SIMBAHON TIARE R		PO BOX 1538	PETERSBURG	AK	99833-1538
TAGABAN EDWARD J		PO BOX 1492	PETERSBURG	AK	99833-1492
THORSEN STACEY A	THORSEN DEREK	PO BOX 784	PETERSBURG	AK	99833-0784
THYNES BRANDI R		PO BOX 1038	PETERSBURG	AK	99833-1038
THYNES CHARLES	THYNES STEPHANIE	PO BOX 1517	PETERSBURG	AK	99833-1517
US COAST GUARD		PO BOX 1290	PETERSBURG	AK	99833-1290
VAN ETTINGER PAUL VAN ETTINGER CHRISTINE		PO BOX 1503	PETERSBURG	AK	99833-1503
WELCH JERRY L	WELCH TERRY A	PO BOX 225	PETERSBURG	AK	99833-0225
WOOD KARSTEN F		PO BOX 2195	PETERSBURG	AK	99833-2195
YUEN KEN		PO BOX 1689	PETERSBURG	AK	99833-1689

Planning Commission Staff Report & Finding of Fact

Meeting Date: March 11, 2025

APPLICANT/AGENT:

Greg & Heidi Johnson

OWNER(S), IF DIFFERENT:

Petersburg Borough

LEGAL DESCRIPTION:

Lots 6-10, Block 255, Northeast
Lots 2-5, Scenic View (unrecorded
subdivision)

LOT AREA:

Lots 6-7 – 7,500 sf
Lots 8-10 – 10,000 sf
Lots 2-5 – 9,000 sf

LOCATION:

See attached map.

SURROUNDING ZONING:

Northeast Subdivision
North: Single Family
South: Public Use
East: Public Use
West: Single Family

ZONING:

Single Family Residential
Public Use

PID:

01-002-558, 559, 560, 562, 564
no PID's assigned to Lots 2-5

Scenic View Lots

North: Single-Family
South: Public Use
East: Public Use
West: Single Family

APPLICATION SUBMISSION DATE:

January 9, 2025

I. APPLICANT REQUEST: The applicant has requested purchase of 9 borough-owned lots.

II. APPLICABLE CODE:

16.12 ACQUISITION OR DISPOSAL OF BOROUGH PROPERTY

III. FINDINGS:

1. The subject property consists of a total of 9 lots: 5 lots of the Northeast Subdivision, and 4 parcels from the unrecorded Scenic View Subdivision.
2. The area is undeveloped, though there is a well-established residential neighborhood directly adjacent to the lots to the east on Lake St.
3. Subject properties are zoned single-family residential and public use.
4. Lots 6 and 7, Northeast Subdivision are substandard at only 7,500 sf. All other lots meet the minimum lot size for single-family residential district.
5. Public use district does allow for single-family development; however, the borough should rezone these properties to residential use for consistency.
6. The 4 "lots" located within the unrecorded Scenic View subdivision are not legal lots, meaning the subdivision was neither approved by the Platting Board nor recorded with the state as required by ordinance. These lots will likely need to be surveyed, and a new subdivision approved prior to sale.
7. Legal access is from Aaslaug St to the undeveloped but platted Augusta St right-of-way.

Planning Commission Staff Report & Finding of Fact

Meeting Date: March 11, 2025

8. Developer would need to construct a new road to borough standard construction specifications up Augusta St to each lot.
9. Utilities are located at the intersection of Aaslaug and Lake St.
10. Utilities would need to be extended and stubbed out to each lot. It is likely a lift station will be needed to connect to sewer service. Approval from Alaska DEC is required before construction and before the system can be connected to the municipal utilities.
11. Water and wastewater mains on Aaslaug and Lake are failing, and breaks are common occurrences. Lake St mains are floating and were not properly bedded during installation.
12. Replacement of the water and wastewater mains on Lake and lower Aaslaug to the Valkyrie intersection are on the Public Works capital project list and scheduled for replacement in 2028.
13. Utilities were replaced on Gauffin St to just past the Valkyrie St intersection in 2012.
14. Public Works Director does not believe the existing condition of the infrastructure should preclude development of Augusta St. The new development may increase momentum to make the necessary improvements in the area.
15. The applicant proposes to initiate construction in Spring of 2025 and complete it in Fall of 2025. This is an aggressive timeline considering the number of approvals and level of construction required.
16. Applicants proposes to develop properties for owner construction, build new homes, and/or construct rental properties. These are all allowable uses in single-family residential, noting that no more than two dwellings (i.e. a duplex or a house with ADU) are allowed per lot.

IV. PUBLIC NOTICE

The borough provided public notice of the hearing. Notice was mailed by first class mail to the owner of record of the property within six hundred feet of the exterior boundary of the property that is the subject of the application.

V. APPLICATION REVIEW

- a. The application is classified as a request to purchase borough property.
- b. Criteria –

Per 16.12.050, no borough property in Service Area 1 may be disposed of unless it has been zoned by the borough. As noted in Section III, Findings, the subject property is zoned.

Per 16.12.080 (A), the Planning Commission may require an applicant to state the nature, extent, size and general specifications of improvements the applicant intends to construct upon the real property and the time when the improvements will be completed.

VI. ACTION

Proposed motion: I move to recommend to the borough assembly that Lots 6-10, Northeast Subdivision and Lots 2-5, unrecorded Scenic View Subdivision be approved for sale.

Based on the preceding findings of fact, the Petersburg Planning Commission makes the following report to the Borough Assembly:

Planning Commission Staff Report & Finding of Fact

Meeting Date: March 11, 2025

1. Properties are zoned as required by 16.12.080.
2. Lots currently zoned public use should be rezoned to single-family residential.
3. Lots within the unrecorded scenic view subdivision should be surveyed and a new subdivision approved and recorded.
4. Developer is encouraged to conduct a thorough due diligence of utility infrastructure at this location.

EXHIBITS

- A. Applicant materials
- B. Vicinity & Detail Maps
- C. Public Hearing Mailout



Petersburg Borough, Alaska

Land Disposal Application

(\$500.00 non-refundable filing fee required)

Form must be completed in its entirety to be considered

Office Use:
Rec'd. by: <u>DKT</u>
Fee: \$ <u>500</u>
Date Rec'd: <u>1/9/2025</u>

Originally filed 12/11/24

Date: Updated 1/10/2025

This is a request for land disposal via:

- Lease
- Purchase
- Exchange
- Other _____
(Describe)

Parcel ID #(s) of Subject Property:
Please see attached

Proposed term of lease: _____
(total years)

Legal Description(s) of Property:
Please see attached

Current Zoning of Property:
Please see attached

Is the Applicant applying to purchase under Petersburg Municipal Code Section 16.12.030 as one of the following? If yes, check approximate box below:

- State of Federal Agency
- Federally Recognized Tribe
- Nonprofit Entity
- Applying to Purchase for a Public Benefit Purpose per PMC 16.12.030

Applicant Name: Greg & Heidi Johnson

Applicant Mailing Address: 2037 E. Terza Street
Meridian, ID 83642

Applicant Contact Info: heidigreg@gmail.com
(telephone and email) (208) 989-9598 (Heidi)
(208) 989-9505 (Greg)
greg@westparkco.com

Greg & Heidi Johnson Land Purchase Application

	Parcel ID	Legal Description	Current Zoning
1	01.002.558	Lot 6, Block 255, Northeast Subdivision, Plat #69-53, USS 1252A, Section 27, T58S, R79E	Single-Family Residential
2	01.002.559	Lot 7, Block 255, Northeast Subdivision, Plat #69-53, USS 1252A, Section 27, T58S, R79E	Single-Family Residential
3	01.002.560	Lot 8, Block 255, Northeast Subdivision, Plat #69-53, USS 1252A, Section 27, T58S, R79E	Single-Family Residential
4	01.002.562	Lot 9, Block 255, Northeast Subdivision, Plat #69-53, USS 1252A, Section 27, T58S, R79E	Single-Family Residential
5	01.002.564	Lot 10, Block 255, Northeast Subdivision, Plat #69-53, USS 1252A, Section 27, T58S, R79E	Single-Family Residential

Please note: As a property developer who will install water, sewer and electric utilities and build a road to access the properties, we request the above 5 lots be sold as a block rather than individually, especially if the sale is conducted by public auction. If the Assembly decides to auction the lots individually, we will no longer be interested and will not bid on the parcels.

6		Portion of Block 288 (Lot 2, as shown on the 1974 unrecorded plat of the Scenic View Addition Subdivision), USS 1168, Section 27, T58S, R79E	Public Use
7		Portion of Block 288 (Lot 3, as shown on the 1974 unrecorded plat of the Scenic View Addition Subdivision), USS 1168, Section 27, T58S, R79E	Public Use
8		Portion of Block 288 (Lot 4, as shown on the 1974 unrecorded plat of the Scenic View Addition Subdivision), USS 1168, Section 27, T58S, R79E	Public Use
9		Portion of Block 288 (Lot 5, as shown on the 1974 unrecorded plat of the Scenic View Addition Subdivision), USS 1168, Section 27, T58S, R79E	Public Use

The above 4 proposed lots show on an unrecorded plat completed in 1974 and would be directly across Augusta Street, which we will be building if this purchase request goes through and we are the high bidder of lots 6-10. It would make sense to develop these lots as well since the infrastructure will have already been extended to lots 6-10. We realize the lots will need to go through the subdivision process and most likely be rezoned.

We request that all 9 lots are offered for sale as a block and understand this will mean lots 1-5 will need to wait until lots 6-9 are ready for public sale.

Narrative on Use of Property: We plan to develop the lots and either sell the developed lots to people who want to complete their own home construction, build homes and sell the lot and home, build homes and rent them, or a combination of all three options.

Lots 6-10 = 45,015
Lots 2-5 = @ 36,000 sq. ft.

1. Size of Area requested (identify the minimum area necessary in square feet):
2. Attach a map showing the location of the parcel(s) requested. Map must show surrounding area with the land requested clearly marked with bolded borders or highlighted color.

If applicant is applying to purchase property under PMC 16.12.030 for a public benefit purpose, the application must include, at a minimum, the following:

- a) a conceptual plan;
- b) a financial plan; and
- c) a development timeline

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

~~SINGLE FAMILY RESIDENTIAL HOME~~ See Attached Narrative
~~1800 - 7,000 SQ FOOT WITH GARAGE.~~
 START DATE POTENTIALLY SPRING 2025
 COMPLETION FALL 2025
~~APPROX COST OF CONSTRUCTION \$80K.~~
 Value to community; tax benefit to bounough
 utilities will be extended to property.

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

Lighthouse Assembly	Kathryn Emmenegger 1012 Lake
304 Aaslaug & 1016 Lake	Lois and Charles Ressler
Petersburg Borough (leased to GCI)	1000 Lake street
1000 Augusta	David & Hillary Mazzella 1008 Lake
	Kelsey Lambe
	Trevor McKay 1004 Lake St.

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

Yes No If yes, please check one: 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)

Building permit for dwelling

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?: *N/A* Yes No

Name and address of registered agent: _____

8. Why should the Planning Commission recommend Assembly approval of this request?

*New housing Quality Structure
Tax benefit to borough*

9. How is this request consistent with the Borough's comprehensive plan?

*Adding a new home where existing infrastructure
is nearby.
Lots have been platted for this purpose.*

10. Prior to submitting this application, please verify with pertinent Borough Departments that the land requested for lease, purchase, exchange or other disposal is not needed for a public purpose by speaking with the appropriate personnel in the Electric, Water, Wastewater, Community Development, Harbor or Public Works Departments and obtain their comments and signatures below. (attach additional sheet if necessary):

Department Comments: *THE POWER + LIGHT DEPT HAS NO PURPOSE FOR THESE LOTS.*

Karl O'Neil

Signature of Department Commenter

Department Comments: *Public Works has no purpose for these lots. Closest access to water + sewer utilities is at the Lake / Aaslang intersection. Elevation of sewer at the intersection may indicate that a pump station will be needed in order to connect the proposed development to sewer service.*

Ullrich

Signature of Department Commenter

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?: *N/A* Yes No

Name and address of registered agent: _____

8. Why should the Planning Commission recommend Assembly approval of this request?

*New housing Quality Structure
Tax benefit to borough*

9. How is this request consistent with the Borough's comprehensive plan?

*Adding a new home where existing infrastructure
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Department Comments: *THE POWER + LIGHT DEPT HAS NO PURPOSE FOR THESE LOTS.*

Karl [Signature]
Signature of Department Commenter

Department Comments: *Community Development has no need for the property.*

[Signature]
Signature of Department Commenter

Department Comments: _____

Signature of Department Commenter

Department Comments: _____

Signature of Department Commenter

NOTICE TO APPLICANT(s):

Application must be submitted to the Borough with a non-refundable filing fee of \$500. If the application moves forward, the applicant will be required to deposit with the Borough payment for other costs. See, PMC 16.12.030C(2)(a), 16.12.090, and 16.16.070A, as applicable.

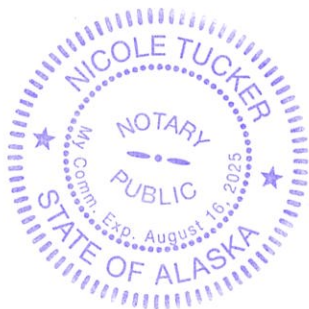
I hereby certify that I have received and reviewed a copy of Petersburg Municipal Code Chapters 16.12 and 16.16 (as they may pertain to my particular application) and understand the Code requirements. I further certify I am authorized to sign this application on behalf of the applicant.

Please sign application in the presence of a Notary Public.

Greg Johnson
Applicant/Applicant's Representative Signature

GREG JOHNSON
Printed Name

Subscribed and sworn to by Gregory Johnson, who personally appeared
before me this 11th day of December, 2024.



Nicole Tucker
Notary Public in and for the State of Alaska.
My Commission Expires: 08/16/2025

January 7, 2025

Debra Thompson,

Per our conversation, I am modifying and requesting the sale of lots 10-6 (Northeast subdivision) starting at the corner of Augusta and Aaslaug streets be submitted as a block with potential buyer purchasing all or none.

Reasoning is as follows:

All lots will require water, sewer and power as well as a road being built. If all lots are not acquired it may not be affordable to build/put in the improvements. To further make this development feasible, I am requesting that lots 2-5 Scenic View (the ones that exist on an unrecorded plat) be included in the sale.

See attached map.

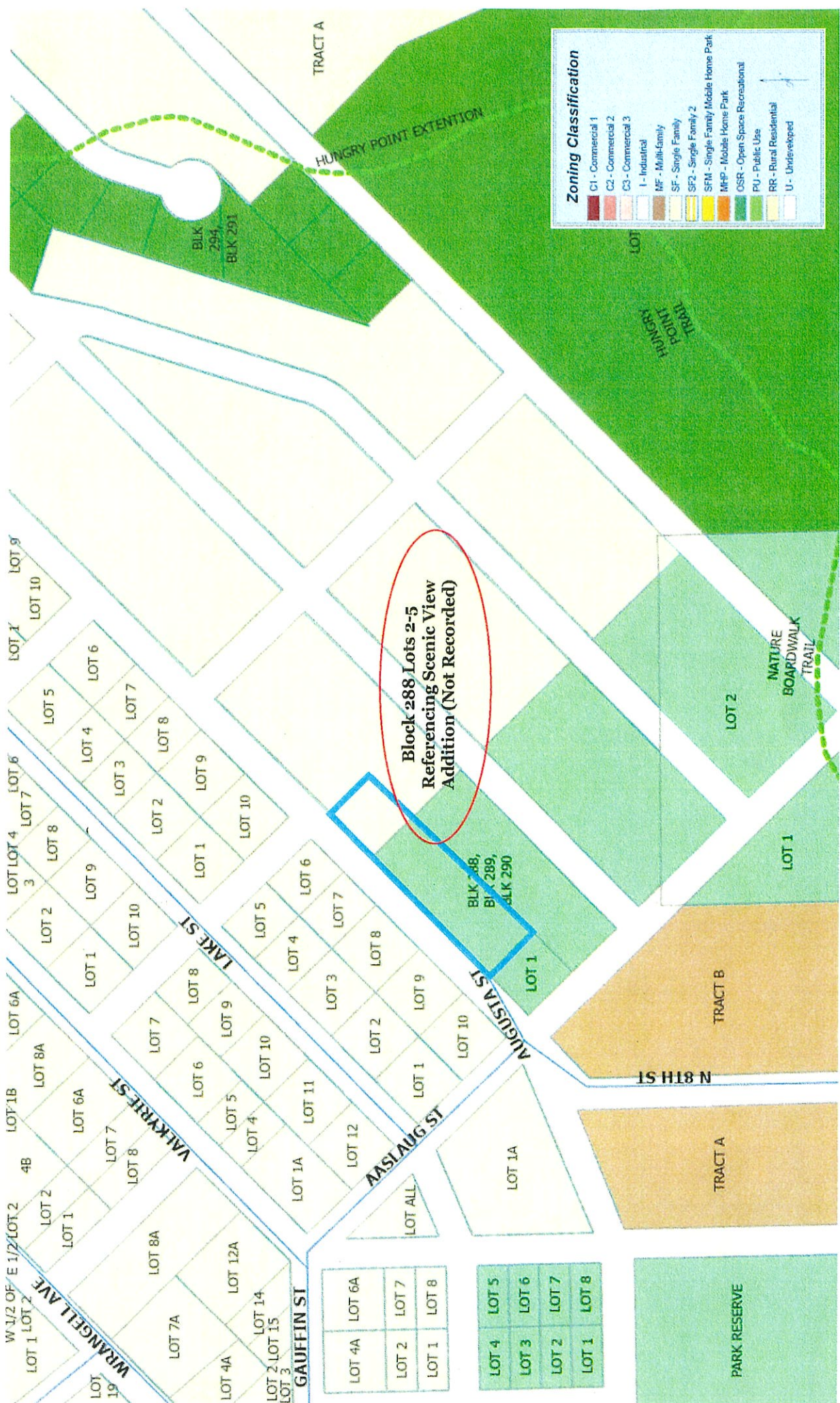
Thank you for your consideration,



Greg Johnson



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Commu





SCALE 1"=200' DATE 9/15/1974

TO DENOTES THE POSITION, ELEVATION, TO BE REFERENCED TO ALL POINTS SET BY THIS SURVEY

TO DENOTES THE POSITION, ELEVATION, TO BE REFERENCED TO ALL POINTS SET BY THIS SURVEY

SCENIC VIEW ADDITION TO PETERSBURG, ALASKA.

CERTIFICATE OF APPROVAL

CITY OF PETERSBURG PLANNING AND ZONING COMMISSION
 I HEREBY CERTIFY THAT THE MAP SUBMITTED AND APPROVED BY THE CITY OF PETERSBURG PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____ 1974, HAS BEEN RECORDED IN THE PUBLIC RECORDS OF THE STATE OF ALASKA.

CITY OF PETERSBURG PLANNING AND ZONING COMMISSION
 I HEREBY CERTIFY THAT THE ORDER OF THE CITY OF PETERSBURG PLANNING AND ZONING COMMISSION DATED _____ DAY OF _____ 1974, WAS APPROVED BY THE CITY OF PETERSBURG PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____ 1974.

DATED AT PETERSBURG, ALASKA THIS _____ DAY OF _____, 1974.
 ATTEST: _____
 SECRETARY

DATED AT PETERSBURG, ALASKA THIS _____ DAY OF _____, 1974.
 ATTEST: _____
 CITY CLERK

STATE OF ALASKA
 DEPT. OF NATURAL RESOURCES
 DIV. OF LANDS

STATE OF ALASKA
 DEPT. OF NATURAL RESOURCES
 DIV. OF LANDS

APPROVAL IS HEREBY GIVEN FOR THE CITY OF PETERSBURG TO PROCEED WITH IMPROVEMENTS AND TO SUE, IN THAT POSITION ON THE PART OF SAID CITY, WHERE NECESSARY, TO ENFORCE THE CITY OF PETERSBURG PENDING RESOLUTION THROUGH SAID CITY TO THE CITY OF PETERSBURG OF SAID TRACT B.

DATED AT _____, ALASKA, THIS _____ DAY OF _____, 1974.
 ATTEST: _____

STATE OF ALASKA
 DEPT. OF NATURAL RESOURCES
 DIV. OF LANDS

STATE OF ALASKA
 DEPT. OF NATURAL RESOURCES
 DIV. OF LANDS

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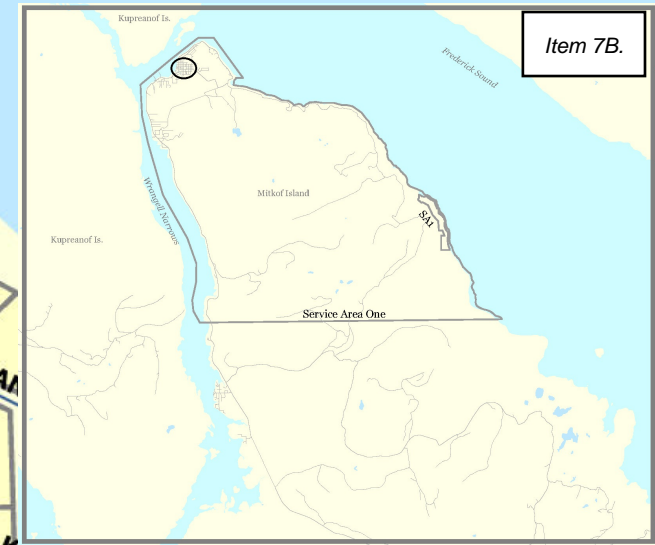
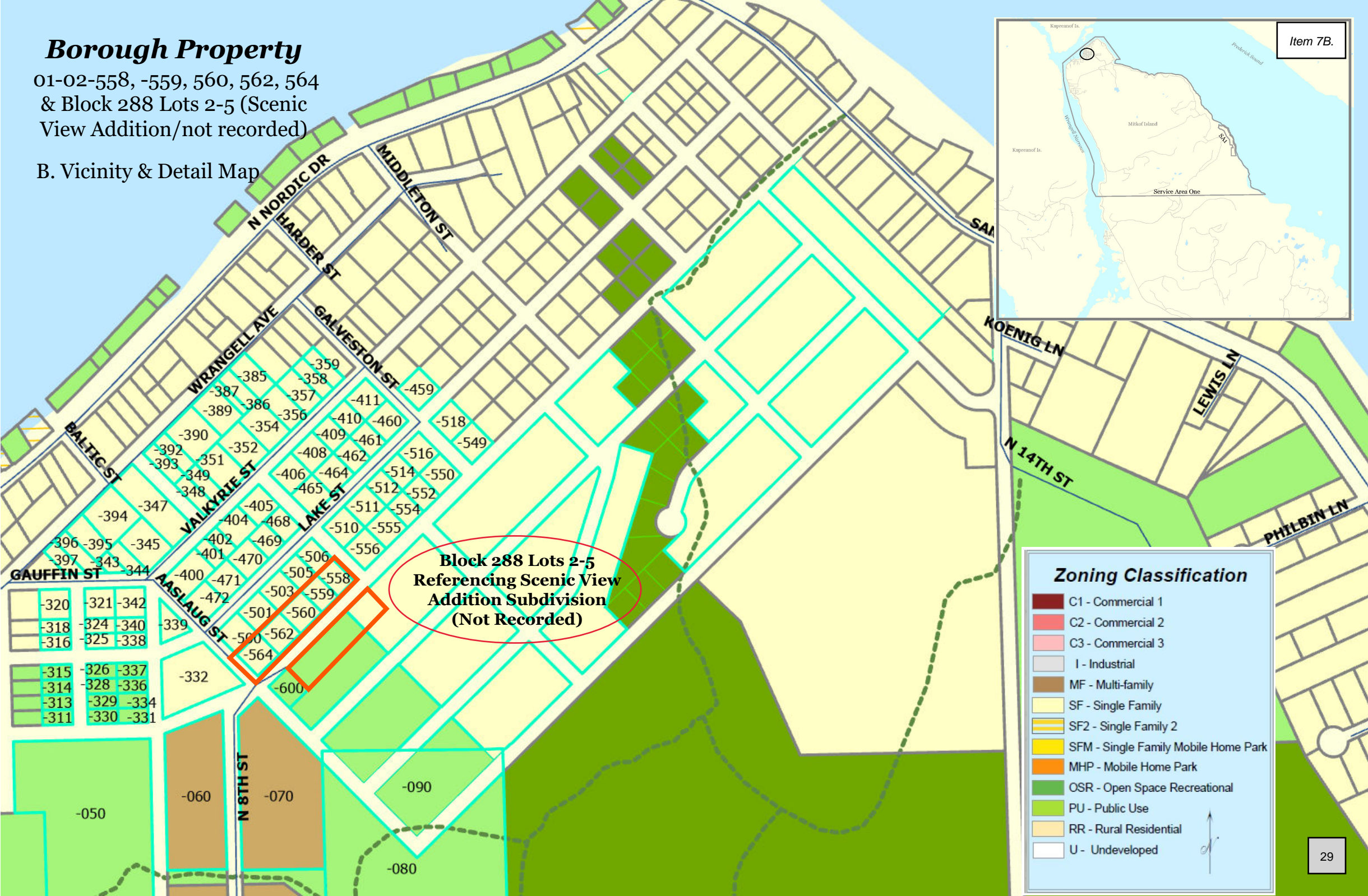
STATE OF ALASKA
 DEPT. OF NATURAL RESOURCES
 DIV. OF LANDS



Borough Property

01-02-558, -559, 560, 562, 564
& Block 288 Lots 2-5 (Scenic
View Addition/not recorded)

B. Vicinity & Detail Map



Item 7B.

**Block 288 Lots 2-5
Referencing Scenic View
Addition Subdivision
(Not Recorded)**

Zoning Classification

- C1 - Commercial 1
- C2 - Commercial 2
- C3 - Commercial 3
- I - Industrial
- MF - Multi-family
- SF - Single Family
- SF2 - Single Family 2
- SFM - Single Family Mobile Home Park
- MHP - Mobile Home Park
- OSR - Open Space Recreational
- PU - Public Use
- RR - Rural Residential
- U - Undeveloped



February 18, 2025

**LEONARD MICHAEL
PO BOX 676
PETERSBURG, AK 99833-0676**

NOTICE OF SCHEDULED PUBLIC HEARINGS

The Petersburg Borough Planning Commission has scheduled a public hearing to consider:

Recommendation to the Borough Assembly regarding an application from Greg & Heidi Johnson to purchase borough-owned property at 1001-1017 Augusta St and Lots 2-5, Block 288, Scenic View (unrecorded subdivision) (PID: 01-002-558, 559, 560, 562, 564, no PID's assigned to Lots 2-5).

The public hearing and consideration of the application will be held:	Tuesday, March 11th, 2025, at 12:00 PM Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via ZOOM , please contact Anna Caulum at 907-772-5409.	

Interested persons desiring to present their views on the applications, either in writing or verbally, will be given the opportunity to be heard during the above-mentioned hearing. Said hearing may be continued from time to time as necessary. If the Planning Commission is unable to meet at the date and time stated above, this application will be considered at a future meeting with no further notice provided except for the general notice provided to the public.

TO SUBMIT WRITTEN COMMENTS TO THE PLANNING COMMISSION	
By Mail:	PO Box 329, Petersburg, Alaska 99833
By Email:	acaulum@petersburgak.gov
Hand-Deliver:	Petersburg Municipal Building, 12 S. Nordic Dr.

The Petersburg Municipal Code (PMC) provides for an appeal of a Planning Commission decision to the Borough Assembly by the property owner or a governmental agency, or any property owner within 600' of the applicant property and requires that such an appeal be filed within 10 consecutive calendar days of the date the decision is made. For more information regarding appeal requirements, please see PMC Chapter 19.92.

Sincerely,

Liz Cabrera
Community & Economic Development Department

Name1	Name2	Address1	City	State	Zip
CHRIST FRY		PO BOX 1440	PETERSBURG	AK	99833-1440
HEATHER O'NEIL		PO BOX 1083	PETERSBURG	AK	99833-1083
JIM FLOYD		PO BOX 281	PETERSBURG	AK	99833-0281
JOHN JENSEN		PO BOX 681	PETERSBURG	AK	99833-0681
PHIL MEEKS		PO BOX 1514	PETERSBURG	AK	99833-1514
MARIETTA DAVIS		PO BOX 673	PETERSBURG	AK	99833-0673
DONALD SPERL		PO BOX 1407	PETERSBURG	AK	99833-1407
GREG JOHNSON	HEIDI JOHNSON	2037 E TERZA STREET	MERIDIAN	ID	83642
ANDERSON PAUL	ANDERSON DARLENE	PO BOX 1454	PETERSBURG	AK	99833-1454
BELL DUANE E	BELL DIAN L	PO BOX 1301	PETERSBURG	AK	99833-1301
BENNETT LYLE E	BENNETT CAROL L	PO BOX 1547	PETERSBURG	AK	99833-1547
BERGMANN WILLIAM BERGMANN JOYCE A		PO BOX 130	PETERSBURG	AK	99833-0130
CORNELIUS DONALD A	CORNELIUS KAREN A	PO BOX 1727	PETERSBURG	AK	99833-1727
CORRAO CHELSEA		PO BOX 1812	PETERSBURG	AK	99833-1812
EMMENEGGER DENNIS G	EMMENEGGER KATHRYN E	PO BOX 730	PETERSBURG	AK	99833-0730
ESPOSITO GINA S	OLSON PAUL D	PO BOX 1909	PETERSBURG	AK	99833-1909
FREEMAN HARLAN F	FREEMAN SHARON A	PO BOX 207	PETERSBURG	AK	99833-0207
GCI COMMUNICATION CORPORATION LESSEE		2550 DENALI ST STE 1000	ANCHORAGE	AK	99503
GELHAUS MARK	GELHAUS MARCELLA	PO BOX 863	PETERSBURG	AK	99833-0863
GREINIER ANDREW C		16829 51ST AVE SE	BOTHELL	WA	98012
KETTEL HAROLD		PO BOX 1028	PETERSBURG	AK	99833-1028
KIVISTO KURT	KIVISTO SHARON	PO BOX 1036	PETERSBURG	AK	99833-1036
KOWALSKI GREGORY A		PO BOX 1208	PETERSBURG	AK	99833-1208
LAMBE KELSEY	MCCAY TREVOR	PO BOX 631	PETERSBURG	AK	99833-0631
LEONARD MICHAEL		PO BOX 676	PETERSBURG	AK	99833-0676
LIGHTHOUSE ASSEMBLY OF GOD		PO BOX 49	PETERSBURG	AK	99833-0049
MACPHEE DANIELLE		PO BOX 1892	PETERSBURG	AK	99833-1892
MAZZELLA DAVID A	MAZZELLA HILLARY G	PO BOX 650	PETERSBURG	AK	99833-0650
MIDKIFF EARL	MIDKIFF SHANNON	PO BOX 1728	PETERSBURG	AK	99833-1728
NESS JEANETTE		PO BOX 653	PETERSBURG	AK	99833-0653
OCHOA RAYMOND		PO BOX 2138	PETERSBURG	AK	99833-2138
O'GARA DEBRA		PO BOX 1232	PETERSBURG	AK	99833-1232
PETERSBURG LITTLE LEAGUE LESSEE		PO BOX 1577	PETERSBURG	AK	99833-1577
RANDRUP JOEL	RANDRUP KIM	PO BOX 1231	PETERSBURG	AK	99833-1231
RESSLER CHARLES	RESSLER LOIS V	PO BOX 1313	PETERSBURG	AK	99833-1313
RITTER WENDY		PO BOX 1046	PETERSBURG	AK	99833-1046
ROBINSON JEFFREY W		PO BOX 633	PETERSBURG	AK	99833-0633
RONNE BILL H	RONNE RITA J	PO BOX 1035	PETERSBURG	AK	99833-1035
SIMBAHON KIMBERLEY A		PO BOX 1538	PETERSBURG	AK	99833-1538
SIMBAHON TIARE R		PO BOX 1538	PETERSBURG	AK	99833-1538
TAGABAN EDWARD J		PO BOX 1492	PETERSBURG	AK	99833-1492
THORSEN STACEY A	THORSEN DEREK	PO BOX 784	PETERSBURG	AK	99833-0784
THYNES BRANDI R		PO BOX 1038	PETERSBURG	AK	99833-1038
THYNES CHARLES	THYNES STEPHANIE	PO BOX 1517	PETERSBURG	AK	99833-1517
US COAST GUARD		PO BOX 1290	PETERSBURG	AK	99833-1290
VAN ETTINGER PAUL C VAN ETTINGER CHRISTINE M		PO BOX 1503	PETERSBURG	AK	99833-1503
WELCH JERRY L	WELCH TERRY A	PO BOX 225	PETERSBURG	AK	99833-0225
WOOD KARSTEN F		PO BOX 2195	PETERSBURG	AK	99833-2195
YUEN KEN		PO BOX 1689	PETERSBURG	AK	99833-1689