



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Agenda Planning Commission Regular Meeting

Tuesday, April 14, 2026

1:00 PM

Assembly Chambers

You are invited to a Zoom meeting.

When: Tuesday, April 14, 2026, 1:00 PM Alaska

Topic: Tuesday, April 14, 2026, Regular Planning Commission Meeting

Please click the link below to join the webinar:

<https://petersburgak.gov.zoom.us/j/81588884887?pwd=8EK6DXHT6xTbaDAAt5o8adlvYx1s6E.1>

Passcode: 552298

Webinar ID: 815 8888 4887

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. March 10, 2026, 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. Consideration of an application from Scott & Stacey Fredricksen for a variance from the yard setback requirement to allow for construction of a deck within 5 feet of the side and 5 feet from the rear property line at 701 RAMBLER ST (PID: 01-011-552)

B. Consideration of an application from Sandy Beach Holdings LLC for a preliminary plat at 410 SANDY BEACH RD (PID: 01-003-275). *Note: Due to a procedural deficiency at the previous meeting, this item will be reconsidered*

- C.** Consideration of an application from Sandy Beach Holdings LLC for final plat approval at 410 SANDY BEACH RD (PID: 01-003-275).
- D.** ~~Consideration of an application from Central Council Tlingit Haida for a minor subdivision at 1200 HAUGEN DR (PID: 01-012-010)~~
- E.** Consideration of an application from the Petersburg Borough for a replat of a portion of N 7th ST and 200 AASLAUG ST (PID: 01-002-339).
- F.** Recommendation to the Borough Assembly regarding an application from Robert Funk to purchase borough owned property at 502 LUMBER STREET (PID: 01-011-324).

8. Non-Agenda Items

- A.** Commissioner Comments
 - Wireless Communication Facilities Overlay
- B.** Staff Comments
- C.** Next Meeting is May 12, 2026

9. Adjournment



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, March 10, 2026

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
Commission Secretary Sarah Fine-Walsh
Commissioner Joshua Adams

ABSENT

Commissioner Marietta Davis
Commissioner Mika Cline

Commission Chair Fry excused Commissioner Cline from this meeting.

3. Acceptance of Agenda

The agenda was accepted as presented.

Motion made by Commission Vice-Chair O'Neil, Seconded by Commission Secretary Fine-Walsh.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Fine-Walsh, Commissioner Adams

4. Approval of Minutes

A. February 10, 2026, Meeting Minutes

The February 10, 2026, Meeting Minutes were unanimously approved.

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

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Fine-Walsh, Commissioner Adams

5. Public Comments

Tom Kowalske spoke on his own behalf in support of the letter Mika submitted to the Commission regarding Haugen Drive tower.

6. Consent Calendar

7. Public Hearing Items

- A. Consideration of an application from American Cruise Lines for a minor subdivision at 121 DOCK ST (PID: 01-008-099)

Motion made by Commission Vice-Chair O'Neil, Seconded by Commission Secretary Fine-Walsh.

Commission Chair Fry spoke to say this looks straightforward to him.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Fine-Walsh, Commissioner Adams

- B. Consideration of an application from Ken Howard for a variance from the yard setback requirements to allow for construction of a garage and carport 5' from the side property line and 15' from the rear property line at 1006 N NORDIC DR. (PID: 01-002.229).

Motion made by Commission Secretary Fine-Walsh, Seconded by Commissioner Adams.

Commission Secretary Fine-Walsh spoke in support of the variance.

Commission Chair Fry stated that if the variance isn't approved the applicant would likely repair the existing nonconforming structure.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Fine-Walsh, Commissioner Adams

- C. Recommendation to the Borough Assembly regarding an application from Taylor Jensen to purchase borough owned property at 505 MILL ST (PID: 01-011-328).

Motion made by Commission Vice-Chair O'Neil, Seconded by Commission Secretary Fine-Walsh.

Commission Secretary Fine-Walsh asked Director Cabrera if the Commission should choose one of the choices in the recommended conditions of approval. Director Cabrera responded that having both would satisfy the issue. They could do either one depending on how they want to develop the property.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Fine-Walsh, Commissioner Adams

- D. Consideration of an application from Scott & Stacey Fredricksen for a variance from the yard setback requirement to allow for construction of a deck within 6" inches of the side and 4' feet from the rear property line at 701 RAMBLER ST (PID: 01-011-552)

Aaron Buller spoke representing Scott & Stacey Fredricksen. He made note of a mistake in the staff report and stated the correct setback would be 6" from the rear which is the east property line and 4ft from the south property line. He mentioned they would be willing to make the deck 5' from the property line which will satisfy the 5' setback requirement, the 6" from property line on the Buschmann side is the issue the Commission might have.

Motion made by Commission Vice-Chair O'Neil, Seconded by Commission Secretary Fine-Walsh.

Commission Secretary Fine-Walsh spoke with concerns that if the Commission denied the variance, then it would be appealed to the Borough Assembly.

Commission Chair Fry spoke with concerns about not meeting fire code which requires 10 feet between building. If a roof is ever put over the deck, there could be other issues like snow shed into the neighboring property. For this reason, he is not inclined to approve it as a 6" or even 4' setback, a 5' would be considered.

Commission Vice-Chair O'Neil stated that if an amendment is done to the application to show 5' from the property shared by their neighbor and for the back side, if Ronn Bushmann gives his approval it's all undeveloped land back there down his long driveway.

Director Liz Cabrera spoke to say a variance stays with the property. If the Commission is inclined to find a reason that meets the criteria for a variance that she could not determine, maybe postpone and have the applicant resubmit with at least a 5-foot setback from the property line.

Commissioner Adams spoke to say the words of a neighbor bare a lot of weight with the Buschmann's being the most affected, he would like to hear what they have to say about it.

Director Cabrera reminded the Commission that you have to adhere to the criteria to grant a variance. You have to find that the application satisfies the criteria for a variance, none of the criteria involves what the neighbors say.

Commission Secretary Fine-Walsh motioned to postpone the application until it is resubmitted.

Stacey Fredricksen spoke to get clarification on what the Commission is seeking for the variance.

Voting to postpone the variance application.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Fine-Walsh, Commissioner Adams

- E. Consideration of an application from Joyce Cummings for a minor subdivision at 188 MITKOF HWY (PID: 01-029-090 & 01-030-010)

Motion made by Commission Secretary Fine-Walsh, Seconded by Commission Vice-Chair O'Neil.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Fine-Walsh, Commissioner Adams

F. Consideration of an application from Sandy Beach Holdings for a major subdivision at 410 SANDY BEACH RD (PID: 01-003-275).

Commission Chair Fry asked Director Cabrera to give some background on this since it's been before the Commission previously. Director Cabrera stated the Commission approved this preliminary plat a couple of years ago. The approval is good for one year and there was no extension, before final plat approval, the Commission must determine that the submitted plat is the same as the previously approved preliminary plat. Once approved the applicant can submit for final plat approval.

Steve Hurst spoke representing himself as the applicant. He spoke to say construction is complete, all site improvements, roads, drinking water, wastewater, power has all been installed.

Commissioner O'Neil asked Steve Hurst if Curlew Lane has been installed with roundabout or cul-de-sac and has the stream been covered. Steve replied that yes, there is a culvert that is shown on one of the attachments it includes some insulation that the State requested to prevent freezing.

Commissioner Adams asked Steve Hurst if the existing fill pad was extended to include all of Lots 5 and 6. Steve replied that the existing fill pad is a dash line that exists only on lot 6, that was there prior to construction.

Commissioner O'Neil asked Steve if he contacted ADFG to be certain the stream was not a fish stream. Steve replied that it was not listed on their inventory as a salmon stream. The engineer and application advised we did not need to reach out to them.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Fine-Walsh, Commissioner Adams

8. Non-Agenda Items

A. Commissioner Comments

- Wireless Communication Overlay Zoning

The Commission discussed properties within the Borough for tower location.

Commissioner Adams shared his thoughts on data centers.

Discussion whether data centers should be included in wireless communication overlay zoning.

B. Staff Comments

C. Next Meeting is April 14, 2026.

9. Adjournment

The meeting adjourned at 12:45pm.

Motion made by Commission Secretary Fine-Walsh, Seconded by Commission Vice-Chair O'Neil.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Fine-Walsh, Commissioner Adams

PLANNING COMMISSION STAFF REPORT

Action #	2026-0301
Meeting Date:	4/14/2026
Applicant(s):	
Property Owner(s):	Scott & Stacey Fredricksen
Agent/Representative:	Reliable Repair Services
Property Address:	701 RAMBLER ST
Legal Description:	Lot 1, Blk. 310, Plat 96-18
Parcel ID	01-011-552
Acreage/Lot Size	8,000
Current Zoning	Single-family Residential
Comp Plan Designation:	
Request Type:	Variance

EXECUTIVE SUMMARY

Applicant Request: Construct a 954 sf deck within 5' of the side and rear property lines.

Staff Recommendation: Deny

Key Issues:
Applicant seeks to construct a 954 sf deck
Lot is of standard size and configuration. Lot is filled and developable.

PROJECT DESCRIPTION

Proposal Details

Intended Use	TO CONSTRUCT A DECK
Building/Development	
Site Improvements	
Operations Plan	
Timeline	

SITE CHARACTERISTICS

Size:	8,000 sf
Topography:	Filled lot
Existing Structures:	Dwelling, deck, car port
Legal Access:	701 Rambler St
Utilities:	yes
Flood Zone:	n/a
Constraints:	none

ZONING AND LAND USE ANALYSIS

Current Zoning

Zone Single-family Residential

Intent SFR provides a sound and attractive residential neighborhood.

Principal Uses Uses outlined in Section 19.20.020 for SFR, include, but are not limited to, single-family homes, two-family homes, and accessory buildings.

Conditional Uses Conditional uses outlined in Section 19.20.040 for SFR include, but are not limited to, home occupation, private schools, church, public buildings.

Surrounding Zoning		Actual Land Use
North	Single-family Residential	Residential
South	Single-family Residential	Residential
East	Multiple-family Residential	Residential
West	Single-family Residential	Residential

LOT DEVELOPMENT STANDARDS				
Standard	Required	Proposed	Conforms?	Comment
Min. Lot Size	8000	8,000	Yes	
Setback - Front	20		No	Front porch is 14'.
Setback - Side (North)	10		Yes	
Setback - Side (South)	10	5'	No	variance requested
Setback - Rear	20	5'	No	variance requested
Max. Lot Coverage	35%	29%	Yes	
Max. Building Height	3 stories, NTE 35'		Yes	1 story
Parking Spaces	2	2	Yes	

STANDARDS ANALYSIS (PMC 19.80.050)

That there are exceptional physical circumstances or conditions applicable to the property or to its intended use or development which do not apply generally to the other properties in the same zone.

Subject property is standard size for the district and. Partially filled and has no unique physical circumstances.

That the strict application of the provisions of this title would result in practical difficulties or unnecessary pecuniary hardships.

Construction within setback requirements would allow only for smaller deck along south side yard.

That the granting of the variance will not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare.

Construction within 5' allows for access and open space with neighboring property.

DEPARTMENT REVIEWS

Department Name	Comments
Public Works:	No comments.
Power & Light:	No comments.
Fire/EMS:	No comments.

PUBLIC NOTICE

The borough provided public notice consistent with PMC 19.80.040. Notice was mailed by first class mail to the owner of record of the property within a distance of six hundred feet of the exterior boundary of the property that is the subject of the application. See Attachment D for notification list.

FINDINGS AND CONDITIONS OF APPROVAL

See draft resolution on next page for findings of fact and conditions of approval

Proposed Motion

I move to approve Resolution No. 2026-0303 TO CONSTRUCT A DECK at 701 RAMBLER ST

ALTERNATIVES

The Planning Commission has the following options:

1. Approval of the application as submitted.
2. Approval of the application with staff-recommended conditions
3. Approval of the application with modified or additional conditions.
4. Continue the hearing to allow for additional information or public input.
5. Deny the application.

If the Planning Commission chooses to recommend the application contrary to staff recommendation, specific findings supporting that decision should be provided.

ATTACHMENTS

- | | | |
|------------------------|--------------------|------------------|
| A. Maps | C. Public Comments | E. Property Card |
| B. Applicant Materials | D. Public Notice | |

APPEAL (PMC 19.92)

If approved by the Planning Commission, this decision may be appealed to the Borough Assembly within 10 days of the Planning Commission's decision by the Applicant; a property owner within 600 feet of the subject property; or any governmental agency, that may be adversely affected by the decision. Appeal forms are available at the Borough Clerk's office and must be accompanied by the required fee.

PLANNING COMMISSION RESOLUTION NO. 2026-0303
A RESOLUTION OF THE PETERSBURG BOROUGH PLANNING COMMISSION RECOMMENDING THE DENIAL OF A
VARIANCE FROM THE SIDE AND FRONT YARD SETBACK REQUIREMENTS
TO CONSTRUCT A DECK AT 701 RAMBLER ST

WHEREAS, on April 14, 2026, the Planning Commission conducted a duly and properly noticed public hearing to consider an application for a variance TO CONSTRUCT A DECK at 701 RAMBLER ST, legally described as Lot 1, Blk. 310, Plat 96-18, and

WHEREAS, the applicant and staff presented testimony and evidence, and all interested persons were given the opportunity to provide public testimony regarding the application; and

WHEREAS, the Planning Commission has reviewed the staff report, attachments, and all relevant documents and materials, and has heard all testimony presented at the public hearing; and

WHEREAS, the Planning Commission has considered the proposed request in light of the findings required by PMC 19.80.050; and

WHEREAS, the Planning Commission has made the following findings of fact, based on substantial evidence in the record:

Finding 1: The variance request does not meet the conditions of approval of 19.80.050, specifically the property has no exceptional physical circumstances or conditions.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the Petersburg Borough hereby denies the variance application, subject to the following conditions:

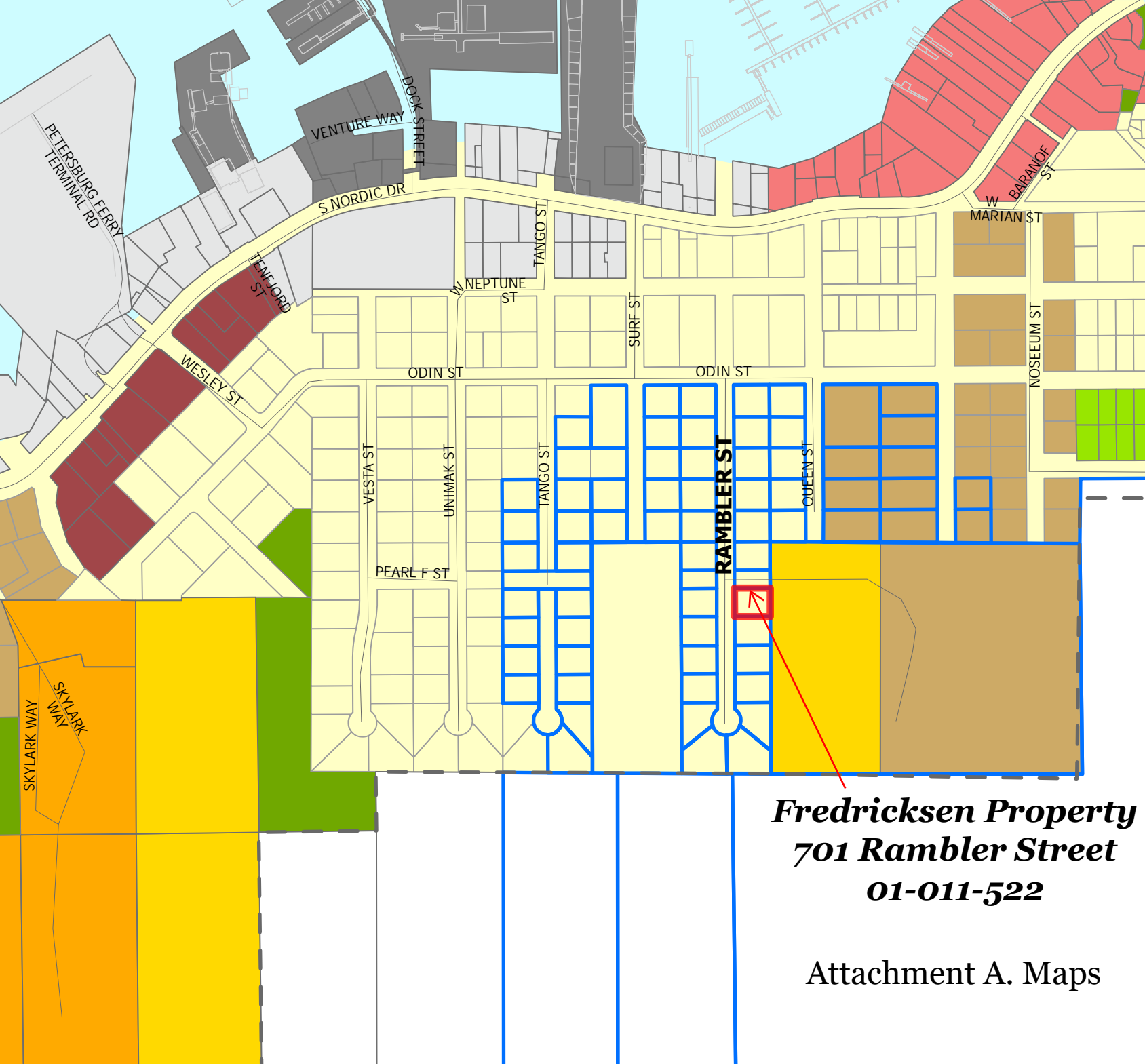
ADOPTED this 14 day of April, 2026, by the following vote:

AYE:

NAY:

ABSENT:

Chair, Planning Commission




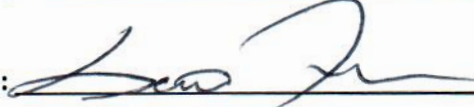
***Fredricksen Property
701 Rambler Street
01-011-522***

Attachment A. Maps

Zoning Classification	
	C1 - Commercial 1
	C2 - Commercial 2
	C3 - Commercial 3
	I - Industrial
	MIO - Marine Industrial Overlay
	MHP - Mobile Home Park
	SFM - Single Family Mobile Home
	MF - Multi-Family Residential
	RR - Rural Residential
	SF - Single Family Residential
	SF2 - Single Family Special Use
	PU - Public Use
	OSR - Open Space Recreational
	U - Undeveloped Land Pending Future Classification



PETERSBURG BOROUGH VARIANCE APPLICATION

For Borough Use		Date:	
Base Fee: \$100		Check No. or CC:	
Public Notice Fee: \$70		Received by:	
Total: \$170		Code to: 110.000.404110	
APPLICANT INFORMATION			
NAME: Reliable Repair Services L.L.C.			
PROPERTY INFORMATION			
PHYSICAL ADDRESS or LEGAL DESCRIPTION: 701 Rambler Street			Lot Size:
LOT: 1	BLOCK: 310	SUBDIVISION:	PLAT #: 96-18
PARCEL ID: 01011552		ZONE: Residential	OVERLAY:
LEGAL ACCESS AND UTILITIES			
WASTEWATER SYSTEM: What is the current or planned system? <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> DEC-approved on-site system			
WATER SOURCE: What is the current or planned system? <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Cistern/Roof Collection <input type="checkbox"/> Well			
LEGAL ACCESS TO LOT(S) (Street Name): Rambler Street			
TYPE OF USE			
What is the current use of property? Single-Family residential dwelling with existing decks and carport.			
What is the proposed use of property? Single-family residential dwelling with replacement and expansion of exterior decks.			
SUBMITTALS			
Is a site plan included? For new construction, please include elevation drawing. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Photographs can also be helpful to the commission.			
SIGNATURE(S)			
I hereby affirm all the information submitted with this application is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner or authorized agent thereof for the property subject herein.			
Applicant(s): 		Date: 3/11/26	
Owner (if different from applicant): 		Date: 3/11/26	
Owner (if different from applicant): _____		Date: _____	

19.80 VARIANCE APPLICATION

Applicant Name: Reliable Repair Services L.L.C.

Project Summary:

The applicant proposes to replace and expand existing exterior deck structures with a new wrap-around deck along the east and south sides of the residence. Portions of the proposed deck extend to the side property lines due to the existing placement of the residence on the lot, requiring a variance from side yard setback requirements.

Please respond to the following conditions of approval as required in Petersburg Municipal Code 19.80.050 below:

(Note: In addition to meeting criteria, all regulations and requirements of Title 19 must be satisfied for the Commission to approve a variance.)

1. What is the exceptional physical circumstance or condition affecting this property?

- Substandard Lot Area
- Easements/ROW
- Stream/Drainage
- Steep/Unstable Slope
- Odd Lot Shape
- Nonconforming Structure

OTHER (Please Specify): Existing residence placement on lot

2. Explain the exceptional physical circumstances or conditions applicable to the property or to its intended use or development which do not apply generally to the other properties in the same zone.

The residence is located close to the east and south property lines, which limits flexibility for exterior improvements. This placement is a pre-existing condition and is not created by the proposed project.

3. That the strict application of the provisions of this title would result in practical difficulties or unnecessary pecuniary hardships. *Please explain how your property/project would be affected if you did not receive the variance.*

While there is sufficient space between the residence and the side property lines to construct a deck that meets standard setback requirements, limiting the deck to those dimensions would significantly reduce its functional usefulness. The property owner intends to use the deck area for safe, accessible gardening and outdoor activities above grade due to limited usable ground-level space and site conditions. Extending the deck to **5 feet** of the property line allows the outdoor space to be used efficiently without increasing building height, adding habitable area, or introducing new impacts to neighboring properties. Strict application on the setback requirement would result in a less functional design without materially improving safety, usability, or neighborhood compatibility. The requested variance represents the minimum relief necessary to allow reasonable and functional use of the property.

4. That the granting of the variance will not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare. *What is the impact of your project on neighboring properties and the community?*

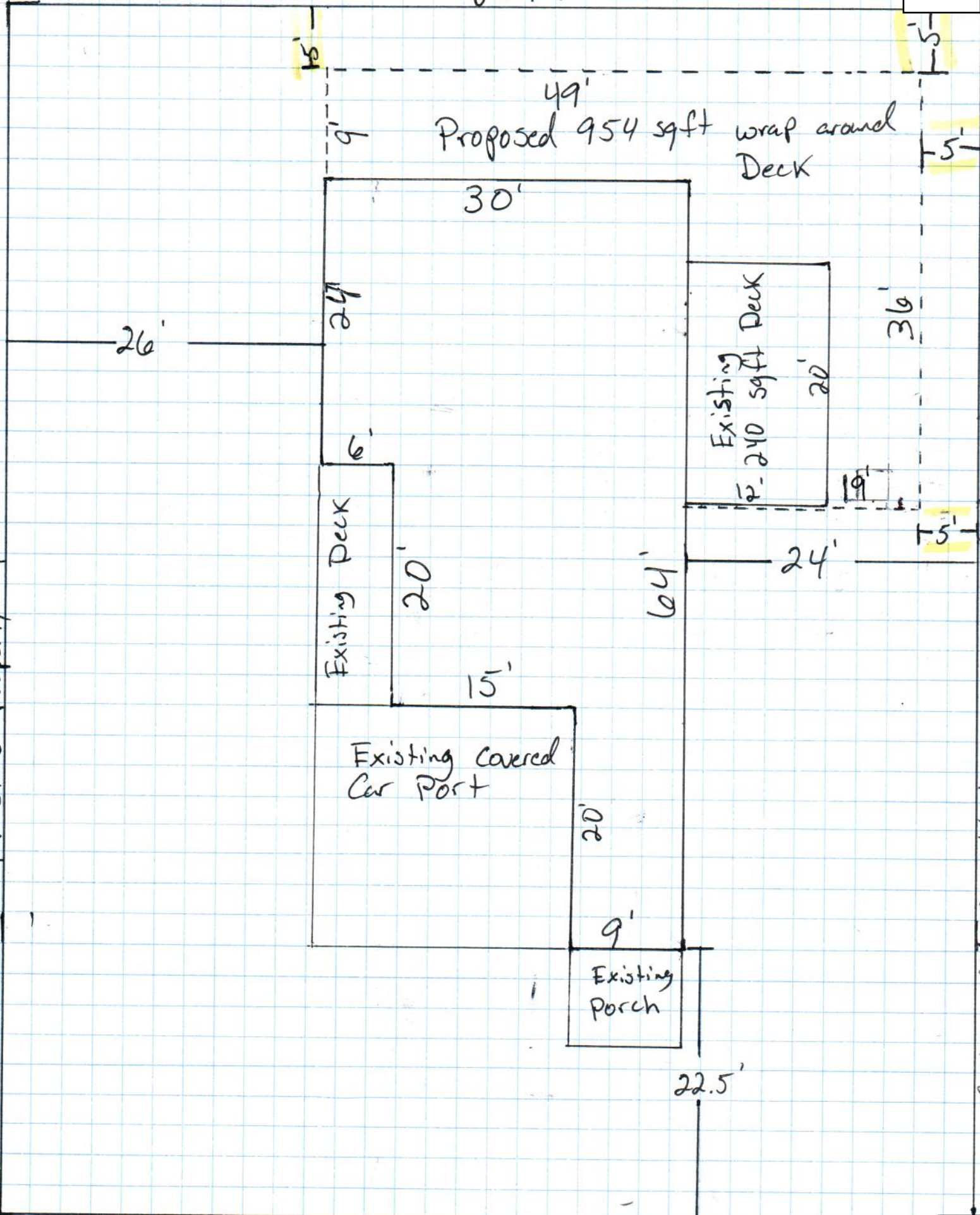
The proposed deck will be approximately 3-4 feet above grade, minimizing visual and privacy impacts. Structural posts and beams and deck are set back **5 feet** from the east property line and **5 feet** from south property line. The project will comply with all applicable building and safety codes and will not adversely affect public health, safety, or welfare.

Rear Property line
80 FT

North Side Property line

South Side Property line 100 FT

← Z -



701 Rambler St.
Scott and Stacy Fredrickson



March 27, 2026

WALSH THOMAS RICHARD FINE SARAH LAUREN
PO BOX [REDACTED]
PETERSBURG AK 99833 [REDACTED]

NOTICE OF SCHEDULED PUBLIC HEARINGS

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

An application from Scott & Stacey Fredricksen for a variance from the yard setback requirement to allow for construction of a deck within 5 feet of the side and 5 feet from the rear property line at 701 RAMBLER ST (PID: 01-011-552)

The public hearing and consideration of the application will be held:	Tuesday, April 14, 2026, at 1:00 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.

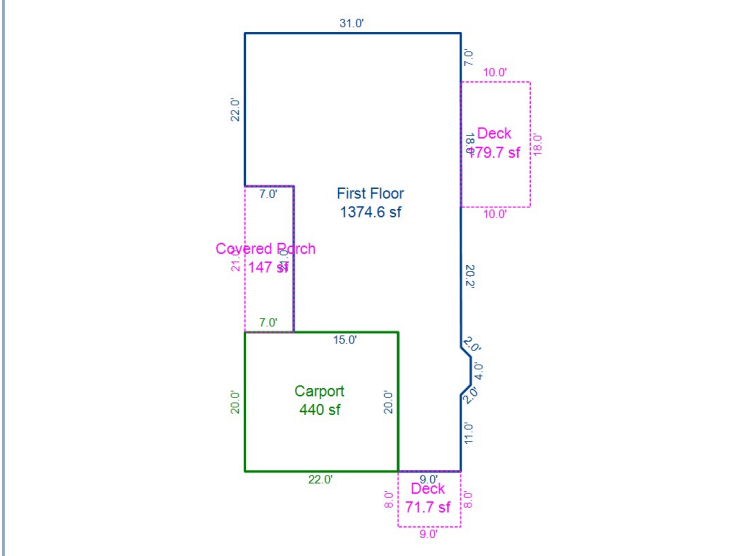
TO SUBMIT WRITTEN COMMENTS TO THE PLANNING COMMISSION	
By Mail:	PO Box 329, Petersburg, Alaska 99833
By Email:	acaulum@petersburgak.gov
Hand-Deliver:	Petersburg Municipal Building, 12 S. Nordic Dr.

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
CHRIS FRY	
HEATHER O'NEIL	
SARAH FINE-WALSH	
THOMAS KOWALSKE	
JOSHUA ADAMS	
MARIETTA DAVIS	
MIKA CLINE	
FREDRICKSEN SCOTT	FREDRICKSEN STACEY I
ALASKA STATE OF	
ANDERSON CRAIG	ANDERSON REBECCA M
BAGULEY KAYLI	BAGULEY WESS
BAIRD KALEB K	BAIRD SHANNON M
BRAUN RICK G	BRAUN SUE A
BROCK DRAKE	
BUSCHMANN RONN C	
COLE GEORGE B III	COLE DEBRA S
CURRY JULIANNE	
ENGLE BRADLEY	ENGLE JACQUELINE
FOWLER PATRICK A	
FUQUA JANE E	AJAX NATHAN R
HALEY JUSTIN	HALEY ATHENA
HANKINS AARON R	HANKINS KEELY
HERNANDEZ PHYLLIS H	
HULEBAK ALICE	HULEBAK ERIK
ITH MARKET A	
JOHNSON ELDON JAMES	JOHNSON DEBRA LYNN
KNIGHT CASEY	
LAMPE NANCY	LAMPE WILLIE
MCDONELL JOHN	MCDONELL CYNTHIA L
MENISH PAUL J	MENISH ANGELA D
MORRISON BARRY	MORRISON MANDY
NEWPORT RACHEL M	
NORHEIM LADD	NORHEIM BRENDA
O'NEIL DANIEL K O'NEIL CHERYL A	
OWENS DIANA	
PETERSON JESSICA	PETERSON TY C
PFUNDT BRYON	
PHILLIPS AARON L	KVERNVIK CAROLYN V
ROSVOLD ERIC	
SEVERSON AARON	SEVERSON JODI
SEVERSON GREG	
SEVERSON MARK J	SEVERSON KAREN L
SINGSTAD LEIF G	
SKINNER KYLE B	
STREULI CHARLES	STREULI TERESA
TAIBER ANTHONY T	TAIBER MOLLY L
THOMAS NYLE D	THOMAS ELIZABETH A
UPPENCAMP GINA E	UPPENCAMP BRET T
WAGEMAKER BRANDON	WAGEMAKER MARIA
WALSH THOMAS RICHARD	FINE SARAH LAUREN
WORHATCH ANGELA W	WORHATCH ANDREW M
YOUNGBERG NAOMI RUTH	



CURRENT OWNER	Property Identification			
SCOTT FREDRICKSEN STACEY I FREDRICKSEN PO BOX 541 PETERSBURG, AK 99833-0541	Parcel #	01-011-552	Use	R - Residential
	City Number		Property	SFR
			Service Area	SA 1

Property Information					
Improvement Size	1,375 SF	Year Built	1997	Actual	
Land Size	8,000	SF			
Basement Size		Effective Age		Zone	SF
Garage Size		Taxable Interest	Fee Simple		

Legal Description						
Plat #	96-18	Lot #	1	Block	310	
Tract		Doc #	1996-000458-0		Rec. District	Petersburg - 110
Describe					Date recorded	

PROPERTY HISTORY							
Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2025	Fee Simple	\$49,300	\$177,100	\$226,400	\$0	\$226,400	
2024	Fee Simple	\$49,300	\$177,100	\$226,400	\$0	\$226,400	Res +11%
2023	Fee Simple	\$49,300	\$159,600	\$208,900	\$0	\$208,900	Res +20% Land +12%
2022	Fee Simple	\$44,000	\$133,000	\$177,000	\$0	\$177,000	

NOTES
11/13/2025 - P/U new deck. MO

LAND DETAIL

Market Neighborhood **SEVERSON** Site Area **8,000** SF Topo **Level** Vegetation **Brushy**

Access Frontage **Ft** View **Neutral** Soil **Muskeg/organic**

Utilities Typical Water Sewer Telephone Electric LQC

Comments

SITE IMPROVEMENTS

Site Improvements Total

Description	Area	Unit Value	Adj.	Value	Comments
	8,000	SF x \$6.78		= \$54,240	
		SF x		=	
		SF x		=	
		SF x		=	
Total	8,000	SF	Fee Value:	\$54,200	

SUMMARY FEE SIMPLE VALUATION

Inspected By Date Inspected Valued By Date Valued

VALUATION CHECK

The Total Fee Value **\$235,400/1,375 SF** Indicates **\$171.2 Value/SF GBA**

Income Value = NOI Ratio = NOI / =

Comments

FEE VALUE SUMMARY

Total Residential	\$181,200
Total Commercial	
Other Improvements	
Total Improvements	\$181,200
Land & Site imp	\$54,200
Total Property Value	\$235,400

RESIDENTIAL																	
Description	Main House	Property Type	SFR	Design	1 Story	Bedrooms	3										
Quality	Q4 - Average	Plumbing Fixture Count	Typical	Energy Efficiency	Typical	Bathrooms	1										
Roof	<input type="checkbox"/> Typical <input type="checkbox"/> Comp <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Wood shingles <input type="checkbox"/> Other					Other Rooms											
Exterior	<input type="checkbox"/> Typical <input type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> Cement Fiber <input type="checkbox"/> Log <input checked="" type="checkbox"/> Vinyl <input type="checkbox"/> Other					Total Rooms	4										
Foundation	<input type="checkbox"/> Typical <input type="checkbox"/> Concrete Perim <input type="checkbox"/> Slab <input checked="" type="checkbox"/> Piling <input type="checkbox"/> Other					Year Built	1997	Actual									
Heat Fuel	<input type="checkbox"/> Typical <input type="checkbox"/> Oil <input type="checkbox"/> Electric <input type="checkbox"/> Wood <input type="checkbox"/> Other					Effective age											
Heat Type	<input type="checkbox"/> Typical <input type="checkbox"/> BB <input type="checkbox"/> Space Heater <input type="checkbox"/> Radiant <input type="checkbox"/> Forced Air <input type="checkbox"/> Heat Pump <input type="checkbox"/> Other					Total Life	60										
Interior	<input type="checkbox"/> Typical <input type="checkbox"/> Sheetrock <input type="checkbox"/> Plywood <input type="checkbox"/> Panel WD <input type="checkbox"/> Other					Condition	C4 - Average										
Floor	<input type="checkbox"/> Typical <input type="checkbox"/> Slab <input type="checkbox"/> Plywood <input type="checkbox"/> Carpet <input type="checkbox"/> Vinyl <input type="checkbox"/> Wood - Laminate <input type="checkbox"/> Other					Effective age Status											
Extra Lump Sums						Total											
Porches,	Deck 180SF \$3,946 Covered Porch 147SF \$6,722 Deck 71SF \$2,121					Total	\$12,885										
Garage																	
Built-in	<input type="checkbox"/>	SF	Basement Garage	<input type="checkbox"/>	SF	Attached	<input type="checkbox"/>	SF	Detached	<input type="checkbox"/>	SF	Carport	<input checked="" type="checkbox"/>	400	SF	Finished	<input type="checkbox"/>
Comments																	
Basement																	
Size		Finished Size		Describe													
Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value									
1 Story Hous	Finished	1,375	SF \$113.83	1.55	\$176.44	\$242,600	65%	\$157,690									
Carport	Finished	440	SF \$23.93	1.55	\$37.09	\$16,320	65%	\$10,608									
			SF		\$0.00	\$0											
			SF		\$0.00	\$0											
			SF		\$0.00	\$0											
Additional Adjustment																	
Lump Sum Total								\$12,885									
Main House						Total	\$181,200										
Comment																	

PLANNING COMMISSION STAFF REPORT

Action # 2026-0401
Meeting Date: 4/14/2026
Applicant(s): Sandy Beach Holdings Inc
Property Owner(s): Sandy Beach Holdings Inc
Agent/Representative: Steve Hurst
Property Address: 410 SANDY BEACH RD
Legal Description: Lot 3, Block 1, USS 2985
Parcel ID 01-003-275
Acreage/Lot Size 106,740 sf
Current Zoning Single-family Residential
Comp Plan Designation:
Request Type: Final Plat

EXECUTIVE SUMMARY

Applicant Request: Applicant requests approval of a final plat.
Staff Recommendation: Approve with conditions
Key Issues: 6 lot subdivision
 Improvements installed

PROJECT DESCRIPTION

Intended Use FINAL PLAT FOR THE KARLUK SUBDIVISION.

SITE CHARACTERISTICS

Size: 106,740 sf
Topography: slope; cleared
Existing Structures: none
Legal Access: Sandy Beach Rd
Utilities: Installed
Flood Zone: n/a
Constraints: none

ZONING AND LAND USE ANALYSIS

Current Zoning	
Zone	Single-family Residential
Intent	SFR provides a sound and attractive residential neighborhood.
Principal Uses	Uses outlined in Section 19.20.020 for SFR, include, but are not limited to, single-family homes, two-family homes, and accessory buildings.
Conditional Uses	Conditional uses outlined in Section 19.20.040 for SFR include, but are not limited to, home occupation, private schools, church, public buildings.

Surrounding Zoning		Actual Land Use	
North	Single-family Residential		Residential
South	Public Use		Public
East	Single-family Residential		Residential
West	Single-family Residential		Residential

LOT DEVELOPMENT STANDARDS

Standard	Required	Proposed	Conforms?	Comment
----------	----------	----------	-----------	---------

Min. Lot Size	8,000	9,435-26,332 sf	Yes	
Min. Lot Frontage	80'	see plat	Yes	
SUBDIVISION CRITERIA				
18.24.045 Platting Board Review		Final Plat	Comments	
B2. Prior to approval of the final plat, all required and elected improvements shall be completed by the sub-divider		Conforms	see Attachment E	
B3. The sub-divider may submit a final plat on or before the expiration date of the preliminary plat.		Preliminary plat approval date: April 9, 2024	At 3/10/26 meeting, Commission determined final is similar to preliminary plat.	
C. Prior to submittal of final plat, the sub-divider shall furnish to the city engineer the following engineering plans.		Conforms	As-built drawings of utilities provided by Brian Smith, P.E.	
18.24.050 Final Plat Submission				
A. Subdivider shall submit a final plat that bears the information specified for the preliminary plat in Section 18.24.040.		Conforms		
A1. The boundaries of the plat shall clearly show the initial point of survey, original or reestablished corners, with description of them, and actual traverse showing area of closure and all distances, angles and calculations required to determine initial		Conforms		
A2. Bearings and distances to the nearest established street lines, section lines or official monuments necessary to describe the location of the plat.		Conforms		
A3. Centerlines of all streets, lengths, tangents, radii, and central angles of all curves, the total width of each street		Conforms		
A4. The width, bearing and other necessary data to delineate all easements to which the lots are subject.		Conforms		
A5. All lot and block numbers.		Conforms		
A6. Sufficient data to determine readily the bearing and length of each line. No ditto marks shall be used.		Conforms		
A7. The names of adjacent subdivisions and the lot numbers of adjacent lots.		Conforms		
A8. The exact boundaries of all areas to be dedicated or reserved for public use or for the common use of property owners. The purpose of the dedication or reservation shall be set forth on the plat.		Conforms		
A9. All lots, blocks, or tracts affected by the floodplain regulations adopted by the city shall be labeled "Flood Hazard Area" on the face of the plat.		N/A	N/A	
B1. Certification of Surveyor		Conforms		
B2. Certification of Ownership and Dedication.		Conforms		

B3. Certificate of Payment of Taxes.	Conforms	
B4. Certification of Approval by the Platting Board	Conforms	
C. Final Plat Monuments		
C1. Primary monuments established.	Conforms	
C2. Secondary monuments.	Conforms	
D1, Statement referring to private covenants.	N/A	N/A
D2. Statement limiting placement of habitable structures, if any portion of the plat depicts areas within the floodplain.	N/A	N/A
E. Development Plat Restriction	N/A	N/A
F. Zero Lot line Subdivision	N/A	N/A

18.24.060 Design Principles

A1. Compliance with ordinances of the borough.	Conforms	
A2. Proposed name of the subdivision shall not duplicate, or too closely approximate the name of any other subdivision.	Conforms	
A3. Lands which have been found to be unsuitable for subdivision because of potential hazards, shall not be subdivided or included in any building lot.	Conforms	

18.24.070 Streets

E. Street names - not duplicative	Conforms	Karluk Ln and Curlew Ln
40' Platted right-of-way	Conforms	
F.1. Cul de sac - 50' radius	Conforms	

18.24.080 Easements

C.2. a 10' wide easement for stream	Conforms	
-------------------------------------	----------	--

18.24.090 Lots and blocks

B.1. Lot dimensions shall not be less than the requirements of the zoning ordinance, Title 19	Conforms	
-----------------------------------------------------------------------------------------------	----------	--

DEPARTMENT REVIEWS

Department Name	Comments
Public Works:	Confirmed road specifications and water system approvals.
Power & Light:	No comments.
Police Dept	No comments.
Fire/EMS:	No comments.

PUBLIC NOTICE

The borough provided public notice consistent with PMC 18.12.040 (C).

FINDINGS AND CONDITIONS OF APPROVAL

See draft resolution on next page for findings of fact and conditions of approval

Proposed Motion

I move to approve Resolution No. 2026-0401 FINAL PLAT FOR THE KARLUK SUBDIVISION. at 410 SANDY BEACH RD subject to the conditions of approval of the resolution.

ALTERNATIVES

The Planning Commission has the following options:

1. Approval of the application as submitted.
2. Approval of the application with staff-recommended conditions
3. Approval of the application with modified or additional conditions.
4. Continue the hearing to allow for additional information or public input.
5. Disapprove the application.

If the Planning Commission chooses to recommend the application contrary to staff recommendation, specific findings supporting that decision should be provided.

ATTACHMENTS

- | | | |
|------------------------|--------------------|---------------|
| A. Maps | C. Public Comments | E. Final plat |
| B. Applicant Materials | D. Public Notice | F. As-built |

APPEAL (PMC 19.92)

If approved by the Planning Commission, this decision may be appealed to the Borough Assembly within 10 days of the Planning Commission's decision by the Applicant; a property owner within 600 feet of the subject property; or any governmental agency, that may be adversely affected by the decision. Appeal forms are available at the Borough Clerk's office and must be accompanied by the required fee.

PLANNING COMMISSION RESOLUTION NO. 2026-0401
A RESOLUTION OF THE PETERSBURG BOROUGH PLANNING COMMISSION APPROVING THE
FINAL PLAT FOR THE KARLUK SUBDIVISION AT 410 SANDY BEACH RD

WHEREAS, on April 14, 2026, the Planning Commission, acting as the Platting Board, considered an application for the FINAL PLAT FOR THE KARLUK SUBDIVISION. at 410 SANDY BEACH RD, legally described as Lot 3, Block 1, USS 2985, and

WHEREAS, on April 9, 2024, the Planning Commission, acting as the Platting Board, considered and approved a preliminary plat for the Karluk Subdivision at 410 Sandy Beach Rd to proceed with installation of improvements; and

WHEREAS, the developer installed water, wastewater, electric and streets to borough standards and the water and wastewater systems received approval to operate from the Alaska Department of Environmental Conservation; and

WHEREAS, the applicant and staff presented testimony and evidence, and all interested persons were given the opportunity to provide public testimony regarding the application during consideration of the preliminary plat; and

WHEREAS, the Planning Commission has reviewed the staff report, attachments, and all relevant documents and materials, and has heard all testimony presented at the public hearing; and

WHEREAS, the Planning Commission has made the following findings of fact, based on substantial evidence in the record:

Finding 1: The proposed promect meets the standard for Final Plat approval as detailed in the staff report.

Finding 2: The applicant has demonstrated compliance with applicable zoning and development standards.

Finding 3: The applicant has submitted a plat that generally meets accepted standards for good draftsmanship.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the Petersburg Borough, acting as the Platting Board, hereby approves the Final Plat, subject to the following conditions:

Condition 1: Submit a plat with legible lettering meeting the generally accepted standards for good draftsmanship as prepared by a professional land surveyor, properly registered in the state of Alaska, drawn to scale, and provided in a format, size, suitable for recording.

Condition 2: Prior to recording of the final plat, a certificate to plat shall be updated to a date not more than fifteen days prior to submission of the final plat to the borough clerk for recording.

BE IT FURTHER RESOLVED, that the chairperson is authorized to sign this resolution on behalf of the Planning Commission.

ADOPTED this 14 day of April, 2026, by the following vote:

AYE:

NAY:

ABSENT:

Chair, Planning Commission

ATTACHMENT E: FINAL PLAT

EVENS/RIEMER SUBD.
PLAT No. 96-31

SUBD. OF LOT 3
PLAT No. 81-24

SPRUCE TREE SUBD.
PLAT No. 90-4

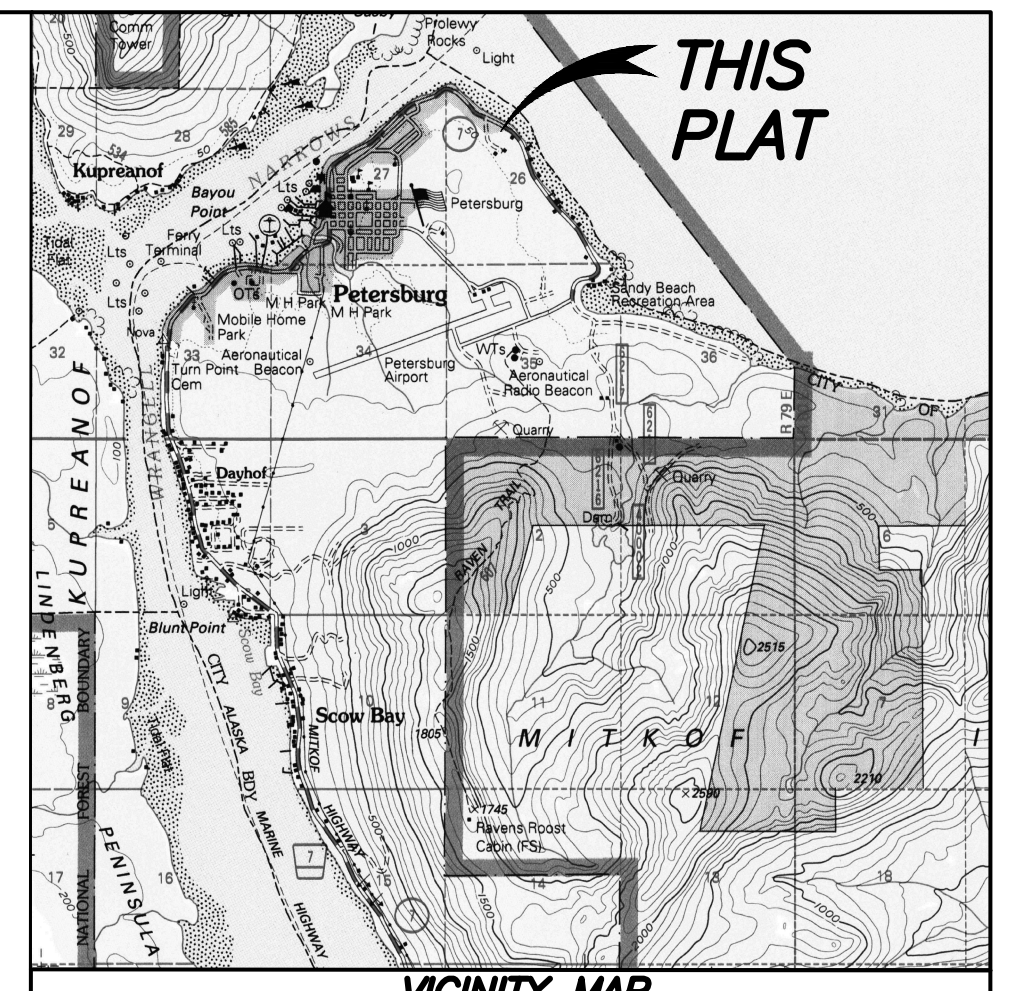
CONSOL. LOT 3A

LOT 3A

LOT 3B

LOT 4A

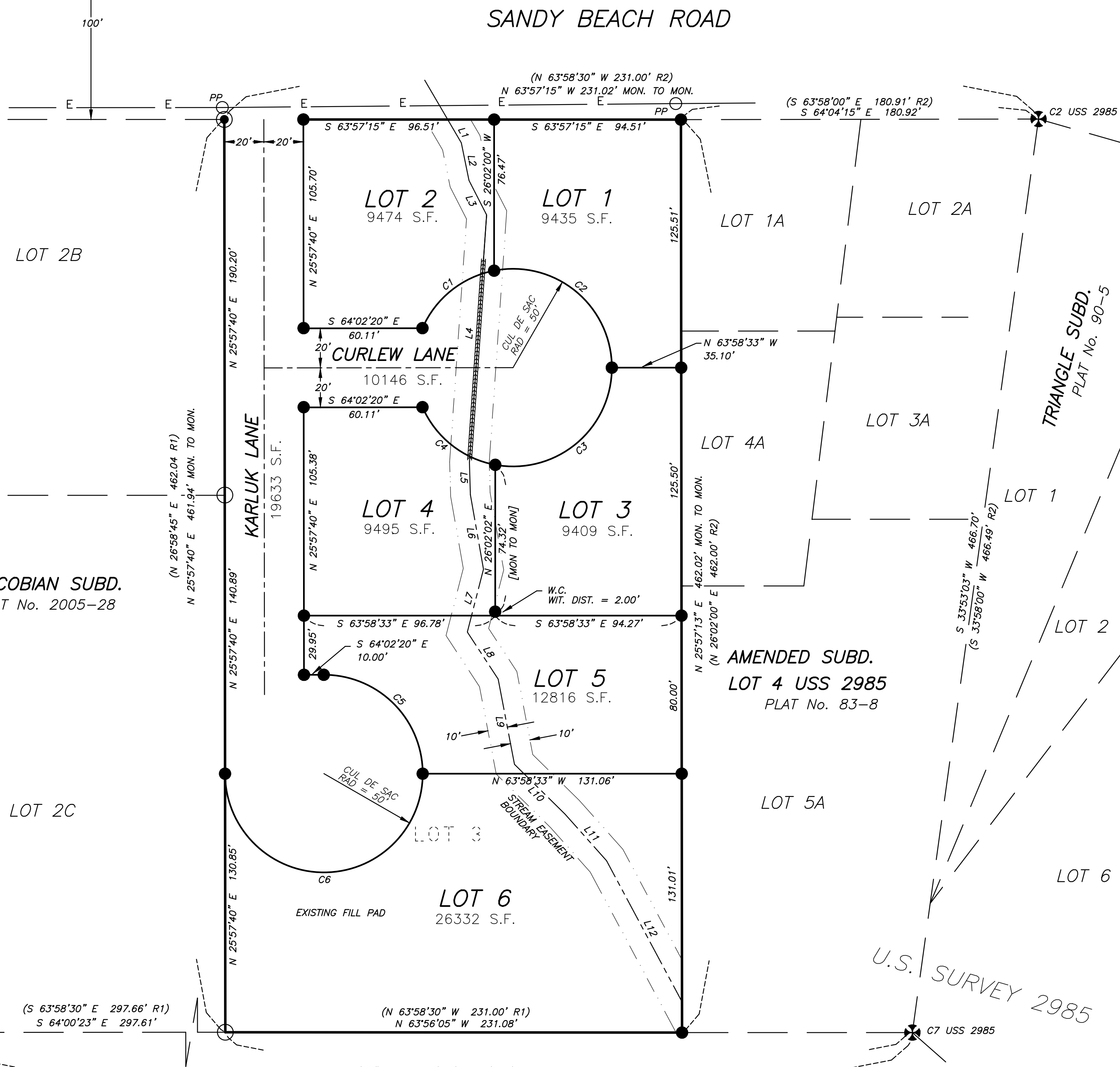
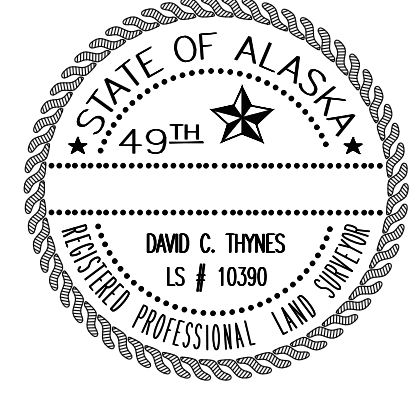
LOT 4B



VICINITY MAP
SOURCE: USGS QUADRANGLE PETERSBURG (D-3)
DATE: 1986 SCALE: 1 INCH = 1 MILE

SURVEYOR'S CERTIFICATE
I CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DAVID C. THYNES AELL#10390 DATE



LEGEND

BOUNDARY	
●	C.S.S., L.S. 10390 2" ALCP MON ON 5/8" REBAR ESTABLISHED THIS SURVEY
○	1.5" BRAUN ALCP LS 5485 ON REBAR RECOVERED THIS SURVEY
⊙	2" BRAUN ALCP LS 5485 ON REBAR RECOVERED THIS SURVEY
⊗	2.5" B.C.M. RECOVERED THIS SURVEY
---	EXTERNAL SUBD. BOUNDARY
---	INTERNAL SUBD. BOUNDARY
---	SIDE BOUNDARY
---	DEDICATED ROAD R.O.W. CENTERLINE
---	STREAM EASEMENT BOUNDARY
---	STREAM EASEMENT CENTERLINE
---	O'HEAD TRANSMISSION LINE
---	C.P.P. CULVERT



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	50.00'	48.38'	55°26'20"
C2	50.00'	88.18'	101°02'45"
C3	50.00'	87.59'	100°22'25"
C4	50.00'	48.86'	55°59'06"
C5	50.00'	78.63'	90°07'48"
C6	50.00'	156.97'	179°52'14"

LINE TABLE

LINE	RECORD BEARING	RECORD DIST.
L1	S 04°16'36" E	13.63'
L2	N 14°27'57" E	19.43'
L3	N 01°01'02" W	19.60'
L4	N 30°00'01" E	125.57'
L5	N 24°16'51" E	16.30'
L6	N 16°03'37" E	38.33'
L7	N 40°26'43" E	32.83'
L8	N 07°11'46" W	28.47'
L9	N 15°11'00" E	43.92'
L10	N 19°24'50" W	35.86'
L11	N 15°39'58" W	31.62'
L12	N 02°06'36" W	80.97'

AREA SUMMARY:
LOT 1 = 9,435 S.F. LOT 2 = 9,474 S.F.
LOT 3 = 9,409 S.F. LOT 4 = 9,495 S.F.
LOT 5 = 12,816 S.F. LOT 6 = 26,332 S.F.
KARLUK LANE R.O.W. = 19,633
CURLEW LANE R.O.W. = 10,146

GENERAL NOTES

- THE BASIS-OF-BEARING UTILIZED TO CONDUCT THIS SURVEY IS THE BEARING OF THE LINE BETWEEN THE BRASS CAP MONUMENT MARKING CORNER B OF U.S. SURVEY 2985 AND THE BRASS CAP MONUMENT MARKING CORNER 7 OF U.S. SURVEY 2985. THE ACCEPTED BEARING OF THIS LINE BEING S 68°58'30" E.
- THE ACCURACY OF THIS SURVEY IS GREATER THAN 1:5,000.
- ALL BEARINGS SHOWN ARE TRUE BEARINGS AND ARE ORIENTED TO THE BASIS-OF-BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- WHEN RECORD COURSES DIFFER FROM MEASURED COURSES, RECORD COURSES ARE SHOWN IN PARENTHESES () FOLLOWED BY THE SOURCE OF THE RECORD INFORMATION.
- THE FOLLOWING PLATS AND RECORDS WERE USED TO EXECUTE THIS SURVEY:
(R1) JACOBIAN SUBDIVISION PLAT No. 2005-28
(R2) U.S. SURVEY 2985
(R3) RECORD OF SURVEY FOR A.D.O.T. PROJECT No. 68076, SHEET 7 OF 12, PLAT No. 2008-2
(R4) AMENDED SUBDIVISION OF LOT 4 OF U.S. SURVEY 2985, PLAT No. 83-8
(R5) AMENDED SUBDIVISION OF LOT 4 OF U.S. SURVEY 2985, PLAT No. 83-8
(R6) A.D.O.T. R.O.W. MAP PROJECT 5-0937(10) SHEETS 5-7, PLAT No. 85-35

PARCEL OWNERSHIP SUMMARY:

SUBJECT: LOT 3, USS 2985 - SANDY BEACH HOLDINGS L.L.C. DOC. #2022-000245-0
ADJOINER: LOT 2B, JACOBIAN SUBD. - PETERS, COLETTE DOC. #2020-000349-0
LOT 2C, JACOBIAN SUBD. - STEPHEN & STEPHANIE FINE DOC. #2024-000351-0
GOVT. LOT 8 SECT. 26, T58S, R79E, C.R.M. - PETERSBURG BOROUGH
LOT 1A, AMENDED SUBD. OF LOT 4, USS 2985 - MURRISON, NANCY DOC. #2023-000391-0
LOT 4A, AMENDED SUBD. OF LOT 4, USS 2985 - COLLISON, JEREMY AND MARISSA DOC. #2019-000055-0
LOT 5A, AMENDED SUBD. OF LOT 4, USS 2985 - SPIGELMYRE, DONALD AND JULIE DOC. 2015-000526-0

CERTIFICATE OF PAYMENT OF TAXES

STATE OF ALASKA }
FIRST JUDICIAL DISTRICT } ss.
I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ACTING ASSESSOR FOR THE PETERSBURG BOROUGH, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE PETERSBURG BOROUGH, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS IN THE NAME OF: _____
AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE PETERSBURG BOROUGH ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR _____ WILL BE DUE ON OR BEFORE _____
DATED THIS _____ DAY OF _____, 20____, AT PETERSBURG, ALASKA.
TAX RECORDS OFFICIAL - PETERSBURG BOROUGH

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ OWNER: _____

NOTARY'S ACKNOWLEDGMENT

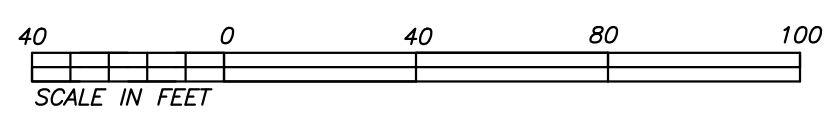
SUBSCRIBED AND SWORN BEFORE ME ON THIS _____ DAY OF _____, 2025.
THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY FOR: _____
PERSONALLY APPEARED BEFORE ME
NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

CERTIFICATE OF APPROVAL BY THE PLATTING BOARD

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE PETERSBURG BOROUGH, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE DISTRICT MAGISTRATE, EX OFFICIO RECORDER, PETERSBURG, ALASKA.
DATE _____ CHAIRMAN, PETERSBURG PLATTING BOARD

CERTIFICATE OF APPROVAL BY THE BOROUGH ASSEMBLY

I, HEREBY CERTIFY THAT THE VACATION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE PETERSBURG BOROUGH, AND THAT SAID PLAT HAS BEEN APPROVED BY THE ASSEMBLY, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE DISTRICT MAGISTRATE, EX OFFICIO RECORDER, PETERSBURG, ALASKA.
DATE _____ BOROUGH MANAGER, PETERSBURG BOROUGH



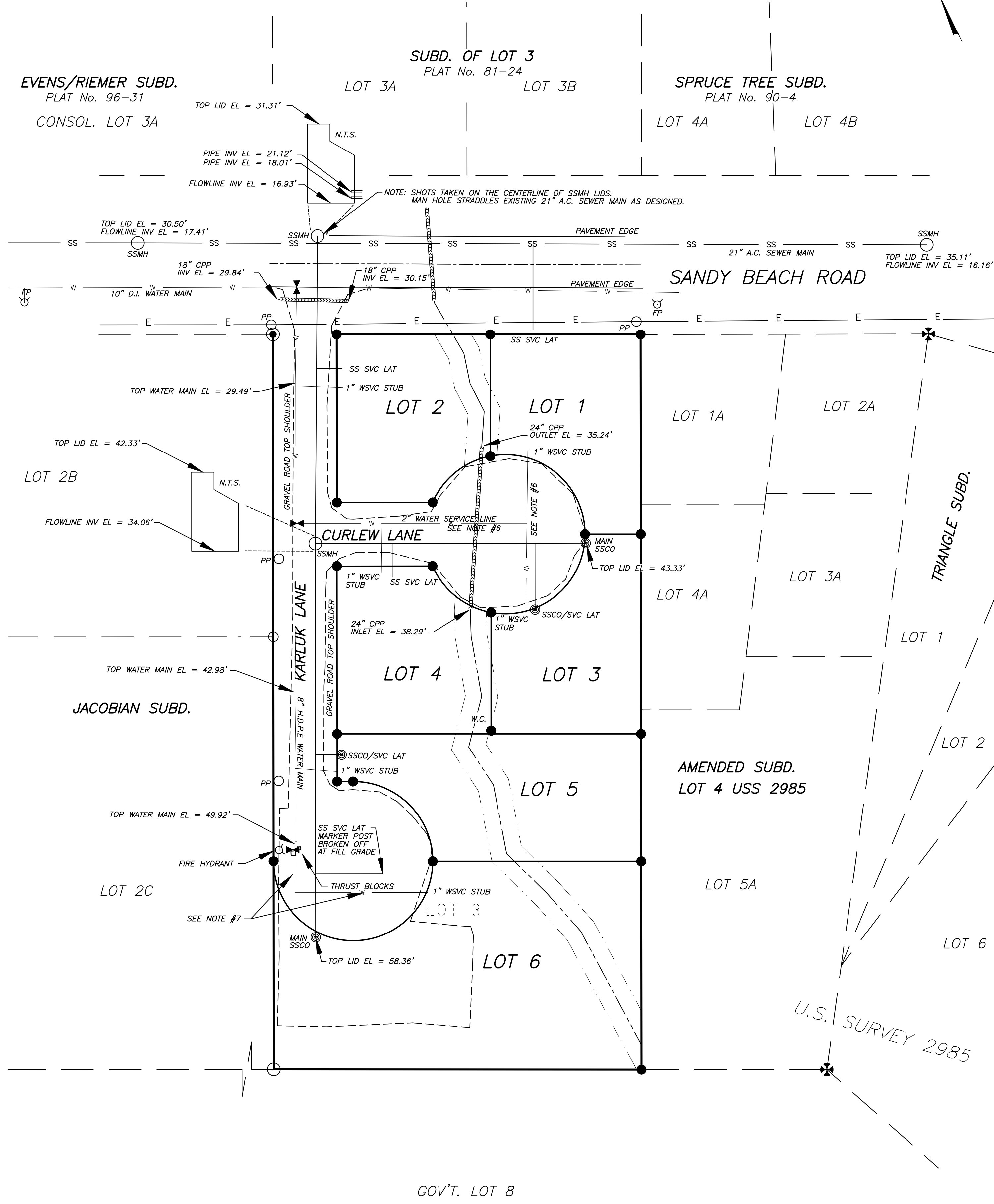
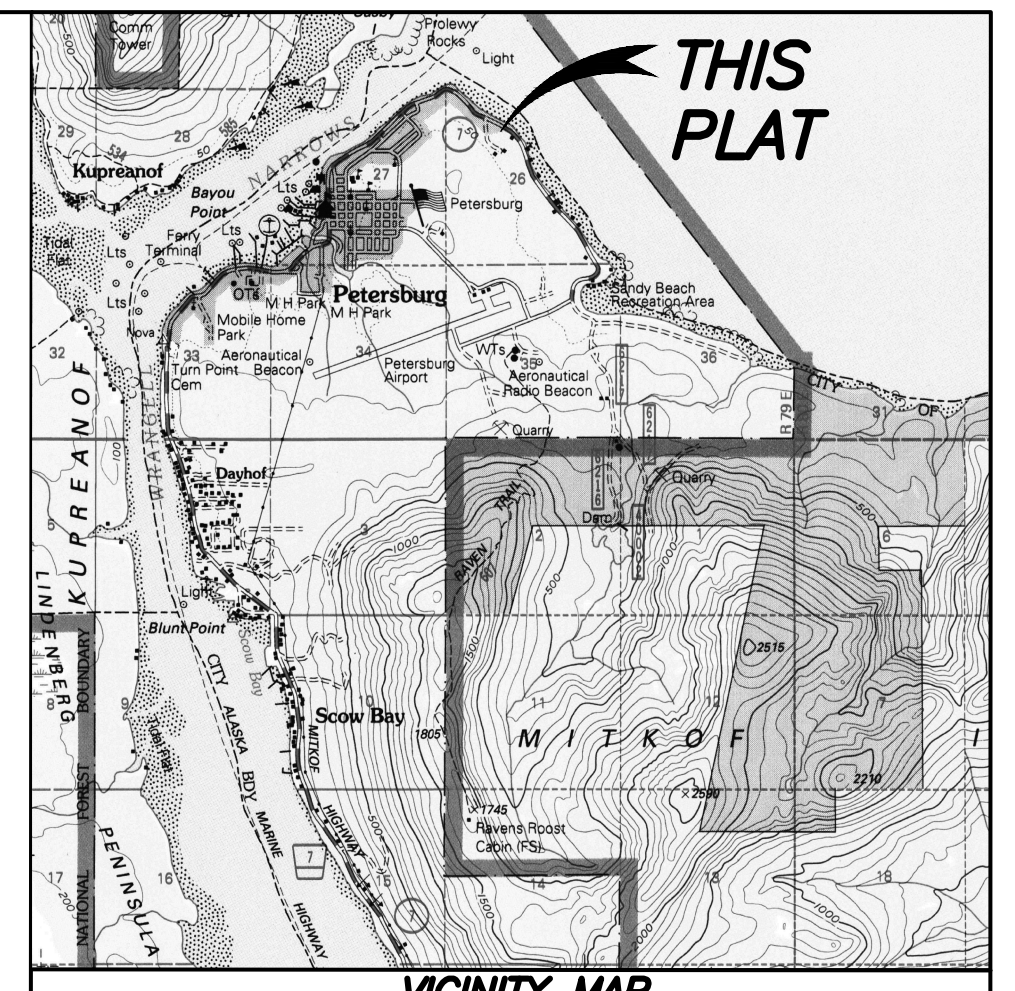
KARLUK SUBDIVISION
CREATING LOTS 1 - 6 AND DEDICATING KARLUK LANE & CURLEW LANE TO PUBLIC R.O.W.
A SUBDIVISION OF LOT 3 OF U.S. SURVEY No. 2985
PETERSBURG RECORDING DISTRICT

SURVEYOR:
CENTRAL SOUTHEAST SURVEYORS
P.O. BOX 533, PETERSBURG AK 99833
PH (907) 518-0075
EMAIL: fvnocosa@gmail.com
RPLS #10390

DRAWN & CHECKED BY D.C.T. SURVEY DATE INITIATED: 1/24 COMPLETED: 10/25
DATE: 10/28/25
SCALE: 1" = 40' C.S.S. DRAWING No. KARLUK 2024

ATTACHMENT F: AS-BUILT

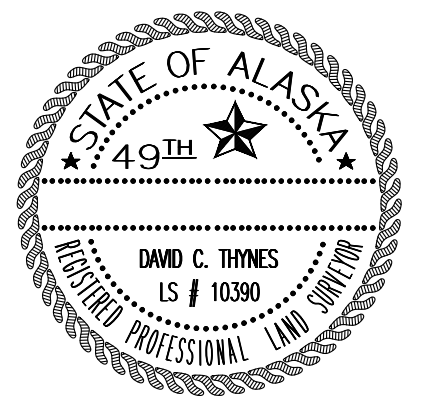
**KARLUK SUBDIVISION
UTILITY AS-BUILT**



VICINITY MAP
SOURCE: USGS QUADRANGLE PETERSBURG (D-3)
DATE: 1986
SCALE: 1 INCH = 1 MILE

SURVEYOR'S CERTIFICATE
I, DAVID C. THYNES, CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF LANDS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY, AND THAT ALL PERMANENT EXTERIOR CONTROL MONUMENTS, ALL OTHER MONUMENTS, AND LOT CORNERS HAVE BEEN SET OR STAKED AS SHOWN.

DATE _____
REGISTERED PROFESSIONAL LAND SURVEYOR No. AELL# 10390



LEGEND

●	C.S.S., L.S. 10390 2" ALCP MON ON 5/8" REBAR ESTABLISHED THIS SURVEY
○	1.5" BRAUN ALCP LS 5485 ON REBAR RECOVERED THIS SURVEY
⊙	2" BRAUN ALCP LS 5485 ON REBAR RECOVERED THIS SURVEY
⊕	2.5" B.C.M. RECOVERED THIS SURVEY
---	EXTERNAL SUBD. BOUNDARY
---	INTERNAL SUBD. BOUNDARY
---	STREAM EASEMENT BOUNDARY
⊙	TYPICAL 2" DIAM. ALUMINUM CAP MONUMENT SET THIS SURVEY
W	MUNICIPAL WATER
FP	FIRE HYDRANT
WV	WATER VALVE
WVSC	MUNICIPAL WATER EXISTING
WVSC	WATER SERVICE CURB STOP
SSMH	SANITARY SEWER LINE
SSCO	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
SS SVC LAT	STORM SEWER CULVERT
SS SVC LAT	SANITARY SEWER SERVICE LATERAL
PP	ELECTRICAL TRANSMISSION
PP	POWER POLE EXISTING
E	O'HEAD TRANSMISSION LINE
---	ROADS
---	GRAVEL ROAD TOP SHOULDER
---	PAVEMENT EDGE
---	TOPOGRAPHIC FEATURES
---	STREAM C.L. NON-ANADROMOUS

- GENERAL NOTES**
- THE BASIS-OF-BEARING UTILIZED TO CONDUCT THIS SURVEY IS THE BEARING OF THE LINE BETWEEN THE BRASS CAP MONUMENT MARKING CORNER 8 OF U.S. SURVEY 2985 AND THE BRASS CAP MONUMENT MARKING CORNER 7 OF U.S. SURVEY 2985. THE ACCEPTED BEARING OF THIS LINE BEING S 68°58'30" E.
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(R1) JACOBIAN SUBDIVISION PLAT No. 2005-28
(R2) U.S. SURVEY 2985
(R3) RECORD OF SURVEY FOR A.D.O.T. PROJECT No. 68076, SHEET 7 OF 12, PLAT No. 2008-2
(R4) AMENDED SUBDIVISION OF LOT 4 OF U.S. SURVEY 2985, PLAT No. 83-8
(R5) A.D.O.T. R.O.W. MAP PROJECT S-0937(10) SHEETS 5-7, PLAT No. 85-35
 - IN THE CURLEW LANE AREA, THE UTILITY AS-BUILT INFORMATION FOR THE MUNICIPAL WATER LINE IS BASED ON THE ROUTING OF THE DESIGN PLAN, THE SURVEYED WATER SERVICE STUB MARKERS FEEDING LOTS 1, 3 & 4 AND THE SURVEYED 2" SERVICE CONNECTION TO THE KARLUK WATER MAIN. OTHER ELEMENTS OF THIS WATER SERVICE WERE BURIED AT THE TIME OF THIS SURVEY.
 - IN THE KARLUK LANE CUL DE SAC AREA, THE UTILITY AS-BUILT INFORMATION FOR THE WATER SERVICE LINE FEEDING LOT 6 IS BASED ON A ROUTING SKETCH PROVIDED BY REID BROS. CONSTRUCTION INC. AND THE SURVEYED 8" H.P.E. WATER MAIN AND THE SURVEYED WATER SERVICE STUB MARKER IN LOT 6. OTHER ELEMENTS OF THIS WATER SERVICE WERE BURIED AT THE TIME OF THIS SURVEY.
 - THIS UTILITY AS-BUILT SURVEY WAS COMPLETED PRIOR TO FINAL ROAD CONSTRUCTION GRADING. THE ROUGH SHOULDER WAS SHOWN FOR GENERAL VISUALIZATION PURPOSES ONLY.

CLIENT: SANDY BEACH HOLDINGS L.L.C.
162 N 400 E, STE. A-204
ST. GEORGE, UT 84770

SCALE IN FEET
0 40 80 100

CERTIFICATE OF PAYMENT OF TAXES

STATE OF ALASKA }
FIRST JUDICIAL DISTRICT } ss.

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ACTING ASSESSOR FOR THE PETERSBURG BOROUGH, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE PETERSBURG BOROUGH, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS IN

THE NAME OF: _____

AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE PETERSBURG BOROUGH ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR _____ WILL BE DUE ON OR BEFORE

DATED THIS _____ DAY OF _____, 20____
AT PETERSBURG, ALASKA.

TAX RECORDS OFFICIAL - PETERSBURG BOROUGH

CERTIFICATE OF APPROVAL BY THE BOROUGH ASSEMBLY

I, HEREBY CERTIFY THAT THE VACATION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE PETERSBURG BOROUGH, AND THAT SAID PLAT HAS BEEN APPROVED BY THE ASSEMBLY, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE DISTRICT MAGISTRATE, EX OFFICIO RECORDER, PETERSBURG, ALASKA.

DATE _____ BOROUGH MANAGER, PETERSBURG BOROUGH

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ OWNER: _____

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME ON THIS _____ DAY OF _____, 2025.

THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY

FOR: _____
PERSONALLY APPEARED BEFORE ME

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

CERTIFICATE OF APPROVAL BY THE PLATING BOARD

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE PETERSBURG BOROUGH, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE DISTRICT MAGISTRATE, EX OFFICIO RECORDER, PETERSBURG, ALASKA.

DATE _____ CHAIRMAN, PETERSBURG PLATING BOARD

PARCEL OWNERSHIP SUMMARY:

SUBJECT: LOT 3, USS 2985 - SANDY BEACH HOLDINGS L.L.C. DOC. #2022-000245-0

ADJOINER: LOT 2B, JACOBIAN SUBD. - PETERS, COLETTE DOC. #2020-000348-0
LOT 2C, JACOBIAN SUBD. - TASHA AND BRUCE FRAZEE DOC. #2018-000367-0
GOV'T. LOT 8 SECT. 26, T58S, R79E, C.R.M. - PETERSBURG BOROUGH
LOT 1A, AMENDED SUBD. OF LOT 4, USS 2985 - MURRISON, NANCY DOC. #2023-000391-0
LOT 4A, AMENDED SUBD. OF LOT 4, USS 2985 - COLLISON, JEREMY AND MARISSA DOC. #2019-000055-0
LOT 5A, AMENDED SUBD. OF LOT 4, USS 2985 - SPIGELMYRE, DONALD AND JULIE DOC. 2015-000526-0

AREA SUMMARY:

LOT 1A = 9,435 S.F. LOT 2A = 9,474 S.F.
LOT 3A = 9,409 S.F. LOT 4A = 9,495 S.F.
LOT 5A = 12,816 S.F. LOT 6A = 26,332 S.F.
KARLUK LANE R.O.W. = 19,633 + 10,146 = 29,779 S.F.

KARLUK SUBDIVISION

CREATING LOTS 1 - 6 AND DEDICATING
KARLUK LANE & CURLEW LANE TO PUBLIC R.O.W.

A SUBDIVISION OF LOT 3 OF U.S. SURVEY No. 2985
PETERSBURG RECORDING DISTRICT

SURVEYOR:
CENTRAL SOUTHEAST SURVEYORS
P.O. BOX 533, PETERSBURG AK 99833
PH (907) 518-0075
EMAIL: tvnocon@gmail.com

RPLS #10390

DRAWN & CHECKED BY D.C.T.	SURVEY DATE INITIATED: 1/24	COMPLETED: 10/25
DATE: 10/20/25		
SCALE: 1" = 40'	C.S.S. DRAWING No.	KARLUK 2024

Action # 2026-0402
Meeting Date: 4/14/2026
Applicant(s): Petersburg Borough
Property Owner(s): Petersburg Borough
Agent/Representative: Dave Thynes
Property Address: 200 AASLAUG
Legal Description: Block 275, USS 1252A
Parcel ID 01-002-339
Acreage/Lot Size 16,880 sf
Current Zoning Single-family Residential
Comp Plan Designation:
Request Type: Replat

EXECUTIVE SUMMARY

Applicant Request: Applicant requests approval of a replat.

Staff Recommendation: Approve with conditions

Key Issues:
 A portion of N 7th st was vacated to increase this lot to developable size
 Replat will consolidate vacated ROW and existing lot.

PROJECT DESCRIPTION

Proposal Details

Intended Use TO CONSOLIDATE A VACATED RIGHT-OF-WAY TO CREATE A STANDARD RESIDENTIAL LOT

SITE CHARACTERISTICS

Size: 16,880 sf
Topography: vacant, undeveloped
Existing Structures: none
Legal Access: Aaslaug
Utilities: Adjacent
Flood Zone: n/a
Constraints: none

ZONING AND LAND USE ANALYSIS

Current Zoning

Zone Single-family Residential

Intent SFR provides a sound and attractive residential neighborhood.

Principal Uses Uses outlined in Section 19.20.020 for SFR, include, but are not limited to, single-family homes, two-family homes, and accessory buildings.

Conditional Uses Conditional uses outlined in Section 19.20.040 for SFR include, but are not limited to, home occupation, private schools, church, public buildings.

Surrounding Zoning		Actual Land Use	
North	Single-family Residential		Residential
South	Single-family Residential		Commercial/Industrial
East	Single-family Residential		Residential
West	Single-family Residential		Vacant

LOT DEVELOPMENT STANDARDS				
Standard	Required	Proposed	Conforms?	Comment
Min. Lot Size	8,000	16,880	Yes	
Min. Road Frontage	80'	202'	Yes	
SUBDIVISION CRITERIA 18.19.030				

The platting authority shall inquire into and determine the merits of the relief petitioned for and make such order as justice and the public welfare require.

The replat consolidates a vacated right-of-way with an existing substandard, awkward shaped lot to create a developable residential lot. The borough's intent is to sell the lot for residential development.

DEPARTMENT REVIEWS	
Department Name	Comments
Public Works:	No comments.
Power & Light:	No comments.
Police Dept	No comments.
Fire/EMS:	No comments.

PUBLIC NOTICE

The borough provided public notice consistent with PMC 18.12.040. Notice was mailed by first class mail to the owner of record of the property within a distance of six hundred feet of the exterior boundary of the property that is the subject of the application. See Attachment D for notification list.

FINDINGS AND CONDITIONS OF APPROVAL

See draft resolution on next page for findings of fact and conditions of approval

Proposed Motion
I move to approve Resolution No. 2026-0402 TO CONSOLIDATE A VACATED RIGHT-OF-WAY TO CREATE A STANDARD RESIDENTIAL LOT at 200 AASLAUG

ALTERNATIVES

The Planning Commission has the following options:

1. Approval of the application as submitted.
2. Approval of the application with staff-recommended conditions
3. Approval of the application with modified or additional conditions.
4. Continue the hearing to allow for additional information or public input.
5. Disapprove the application.

If the Planning Commission chooses to recommend the application contrary to staff recommendation, specific findings supporting that decision should be provided.

ATTACHMENTS

- | | | |
|------------------------|--------------------|------------------|
| A. Maps | C. Public Comments | E. Proposed plat |
| B. Applicant Materials | D. Public Notice | |

APPEAL (PMC 19.92)

If approved by the Planning Commission, this decision may be appealed to the Borough Assembly within 10 days of the Planning Commission's decision by the Applicant; a property owner within 600 feet of the subject property; or any governmental agency, that may be adversely affected by the decision. Appeal forms are available at the Borough Clerk's office and must be accompanied by the required fee.

**PLANNING COMMISSION RESOLUTION NO. 2026-0402
A RESOLUTION OF THE PETERSBURG BOROUGH PLANNING COMMISSION RECOMMENDING THE APPROVAL OF A
REPLAT
TO CONSOLIDATE A VACATED RIGHT-OF-WAY TO CREATE A STANDARD RESIDENTIAL LOT AT 200 AASLAUG**

WHEREAS, on April 14, 2026, the Planning Commission, acting as the Platting Board, conducted a duly and properly noticed public hearing to consider an application for a replat TO CONSOLIDATE A VACATED RIGHT-OF-WAY TO CREATE A STANDARD RESIDENTIAL LOT at 200 AASLAUG, legally described as Block 275, USS 1252A, and

WHEREAS, on February 17, 2026, the Borough Assembly approved ordinance 2026-02 to vacate a portion of N 7th St and recommended the vacated portion be consolidated with the adjacent lot to create a standard lot; and

WHEREAS, the applicant and staff presented testimony and evidence, and all interested persons were given the opportunity to provide public testimony regarding the application; and

WHEREAS, the Planning Commission has reviewed the staff report, attachments, and all relevant documents and materials, and has heard all testimony presented at the public hearing; and

WHEREAS, the Planning Commission has made the following findings of fact, based on substantial evidence in the record:

Finding 1: A portion of N 7th St was vacated to consolidate it with Block 275 to create a standard lot for residential development;

Finding 2: The applicant has demonstrated compliance with applicable zoning and development standards.

Finding 3: The applicant has submitted a plat that generally meets accepted standards for good draftsmanship.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the Petersburg Borough, acting as the Platting Board, hereby approves the Minor Subdivision, subject to the following conditions:

Condition 1: Submit a plat with legible lettering meeting the generally accepted standards for good draftsmanship as prepared by a professional land surveyor, properly registered in the state of Alaska, drawn to scale, and provided in a format, size, suitable for recording.

Condition 2: Plat will have at least two outside corners of the whole subdivision tract referenced to publicly recorded survey markers.

BE IT FURTHER RESOLVED, that the chairperson is authorized to sign this resolution on behalf of the Planning Commission.

ADOPTED this 14 day of April, 2026, by the following vote:

AYE:

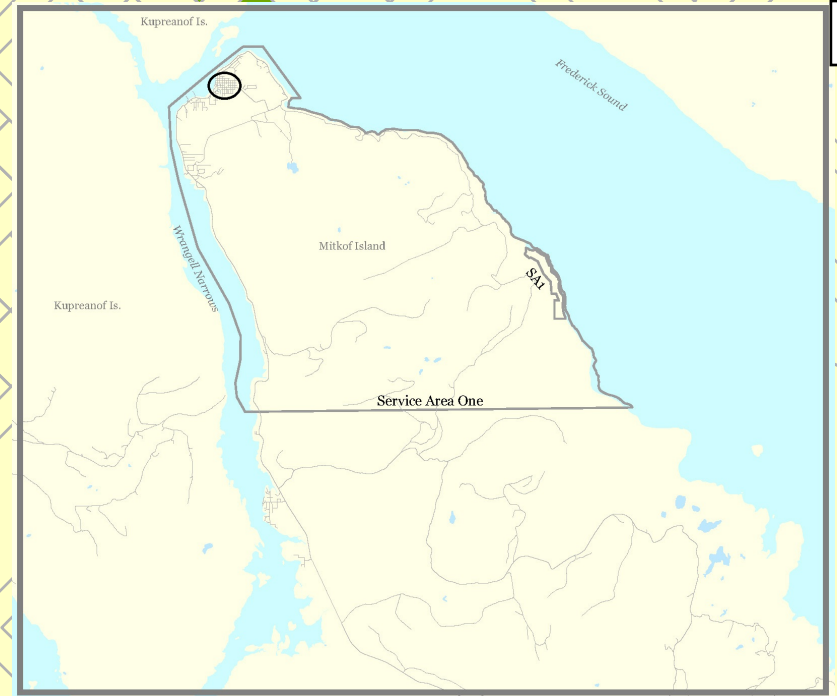
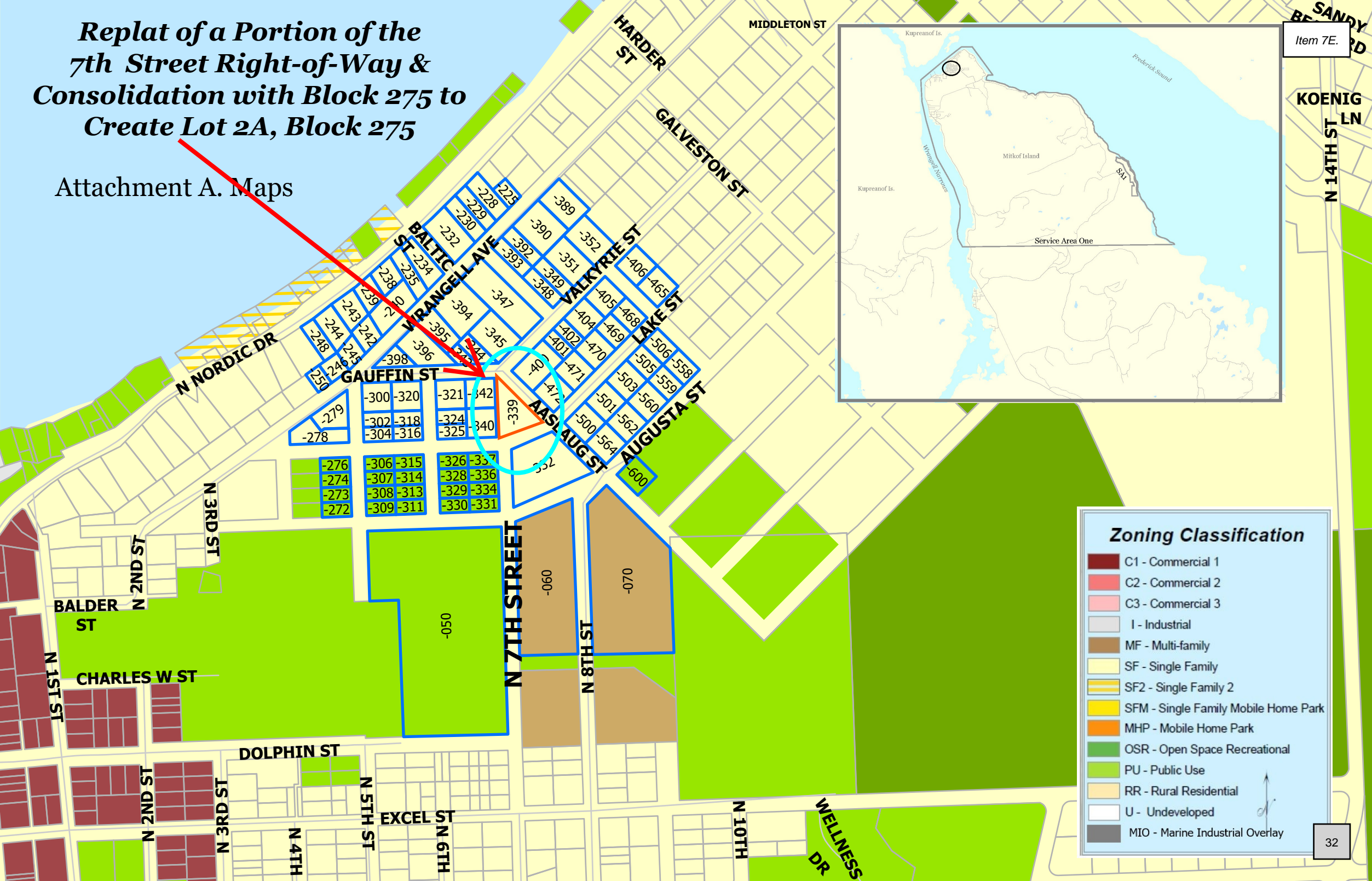
NAY:

ABSENT:

Chair, Planning Commission

Replat of a Portion of the 7th Street Right-of-Way & Consolidation with Block 275 to Create Lot 2A, Block 275

Attachment A. Maps



Item 7E.
BE SANDY RD
KOENIG LN
N 14TH ST

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
	MIO - Marine Industrial Overlay

**PETERSBURG BOROUGH
ORDINANCE # 2026-02**

**AN ORDINANCE OF THE PETERSBURG BOROUGH ASSEMBLY VACATING A
PORTION OF THE SEVENTH STREET RIGHT-OF-WAY AND AUTHORIZING
CONVEYANCE OF THE VACATED AREA TO THE BOROUGH, TO BE
CONSOLIDATED WITH ADJACENT BLOCK 275 TO CREATE A LOT SUITABLE FOR
RESIDENTIAL DEVELOPMENT**

WHEREAS, Seventh Street is platted on U.S. Survey 1252A; and

WHEREAS, a portion of Seventh Street, approximately 200' in length at its longest point, is located between Gauffin and Lake Streets, to the west of Block 275 ("the area proposed for vacation"); and

WHEREAS, the Borough owns two of the three lots immediately adjacent to the area proposed for vacation, including Block 275; and

WHEREAS, the owners of the third lot have indicated to the Borough that they do not wish to purchase the vacated area located immediately adjacent to their lot; and

WHEREAS, on October 31, 2025, the Borough submitted an application for a right-of-way vacation, seeking to vacate that portion of Seventh Street in order to consolidate the vacated area to Block 275; and

WHEREAS, notice was provided to adjacent property owners, and a public hearing was held by the Planning Commission on December 9, 2025; and

WHEREAS, the Planning Commission considered comments from borough staff and the public and determined the portion of Seventh Street proposed for vacation was not valuable for any municipal purpose nor needed for access purposes to any lot, and vacating it would allow for conveyance to the Borough and consolidation with Block 275, creating a sellable lot; and

WHEREAS, the Planning Commission approved the vacation of the identified portion of the Seventh Street right-of-way and recommended that the vacated area be conveyed to the Borough, for consolidation with adjacent Block 275, USS 1252A (as newly created Lot 2A), referring the matter to the Borough Assembly; and

WHEREAS, the borough intends to sell the newly created lot for residential development; and

WHEREAS, the borough assessor has determined the full and true assessed value of the vacated portion of Seventh Street is \$59,200.

PETERSBURG BOROUGH
ORDINANCE # 2026-02

THEREFORE, THE PETERSBURG BOROUGH ORDAINS as follows:

Section 1. Classification.

This Ordinance is of a general and permanent nature but will not be codified in the Municipal Code.

Section 2. Purpose.

The purpose of this Ordinance is to accept the Platting Board's vacation of a portion of the Seventh Street right-of-way and authorize conveyance of the vacated area to the Borough, to be consolidated with adjacent Block 275, USS 1252A, creating a lot suitable for residential development.

Section 3. Substantive Provisions.

A. In accordance with the approval of the Planning Commission, a portion of the Seventh Street right-of-way, reflected on attached Exhibit A, is hereby vacated.

B. In accordance with the Planning Commission's recommendation, the vacated area shall be conveyed to the Borough, to be consolidated with adjacent Block 275, U.S. Survey 1252A.

C. The Borough Manager is authorized to execute all documents necessary to effectuate the vacation and conveyance of the area vacated.

Section 4. Where Record to be Maintained.

This non-Code ordinance, and the enactment of the vacation and consolidation referenced under Section 3 of this ordinance, shall be maintained with the land records of the Borough.

Section 5. Effective Date.

This Ordinance will take effect immediately upon adoption.

PASSED and APPROVED by the Assembly of the Petersburg Borough, Alaska this 17th day of February, 2026.



Bob Lynn, Mayor

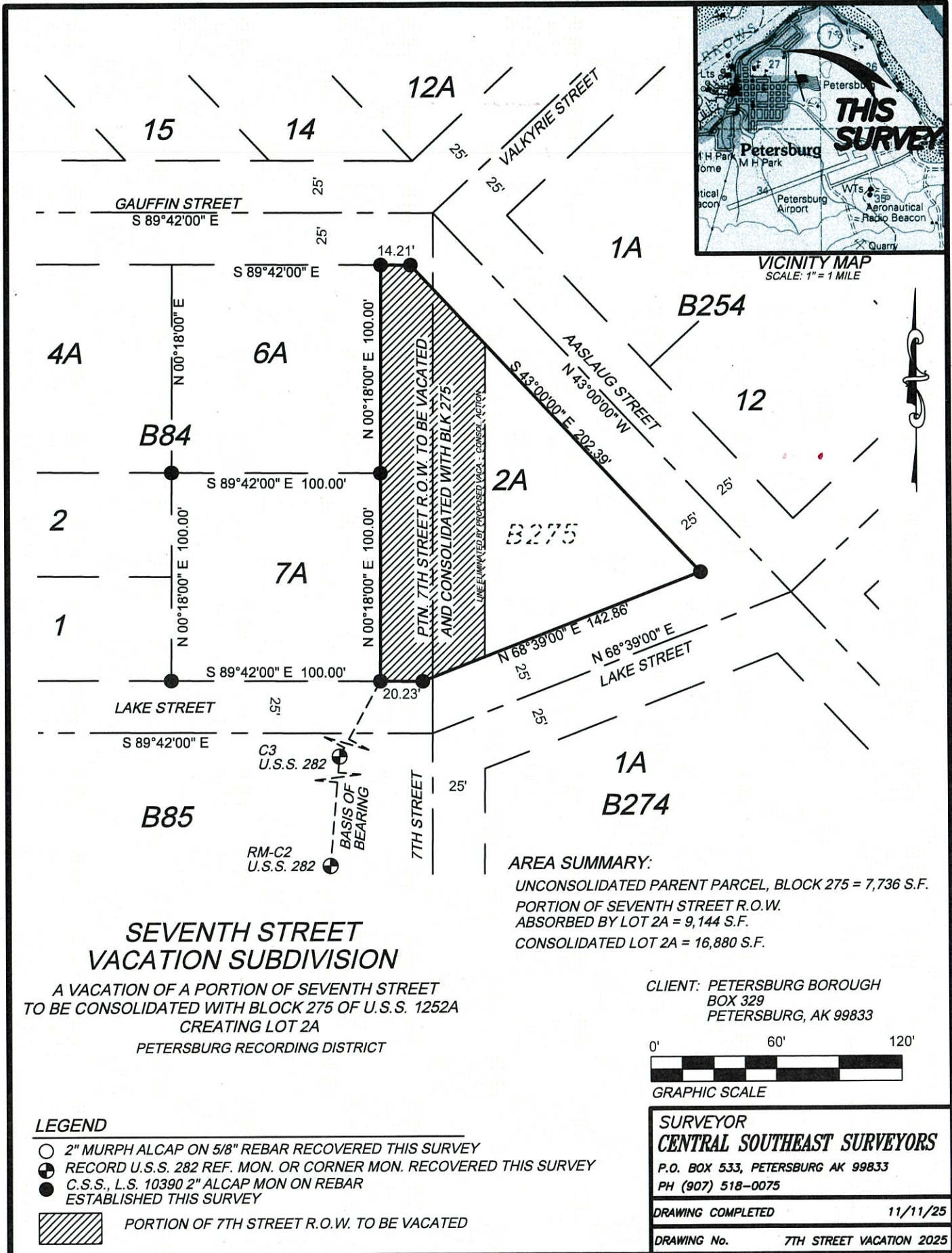
ATTEST:


Rebecca Regula, Borough Clerk

Adopted: 2.17.2026
Published: 2.26.2026
Effective: 2.17.2026

Ordinance #2026-02 - Exhibit A

Item 7E.



SEVENTH STREET VACATION SUBDIVISION

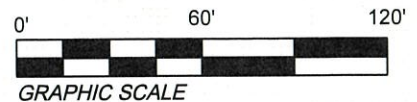
A VACATION OF A PORTION OF SEVENTH STREET TO BE CONSOLIDATED WITH BLOCK 275 OF U.S.S. 1252A CREATING LOT 2A

PETERSBURG RECORDING DISTRICT

AREA SUMMARY:

UNCONSOLIDATED PARENT PARCEL, BLOCK 275 = 7,736 S.F.
 PORTION OF SEVENTH STREET R.O.W.
 ABSORBED BY LOT 2A = 9,144 S.F.
 CONSOLIDATED LOT 2A = 16,880 S.F.

CLIENT: PETERSBURG BOROUGH
 BOX 329
 PETERSBURG, AK 99833



LEGEND

- 2" MURPH ALCAP ON 5/8" REBAR RECOVERED THIS SURVEY
- ⊕ RECORD U.S.S. 282 REF. MON. OR CORNER MON. RECOVERED THIS SURVEY
- C.S.S., L.S. 10390 2" ALCAP MON ON REBAR ESTABLISHED THIS SURVEY

PORTION OF 7TH STREET R.O.W. TO BE VACATED

SURVEYOR
CENTRAL SOUTHEAST SURVEYORS

P.O. BOX 533, PETERSBURG AK 99833
 PH (907) 518-0075

DRAWING COMPLETED 11/11/25

DRAWING No. 7TH STREET VACATION 2025



March 23, 2026

EMMENEGGER DENNIS G EMMENEGGER KATHRYN E
PO BOX [REDACTED]
PETERSBURG, AK 99833 [REDACTED]

NOTICE OF SCHEDULED PUBLIC HEARINGS

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

An application from the Petersburg Borough for a replat of a portion of N 7th ST and 200 AASLAUG ST (PID: 01-002-339).

The public hearing and consideration of the application will be held:	Tuesday, April 14, 2026, at 1:00 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.

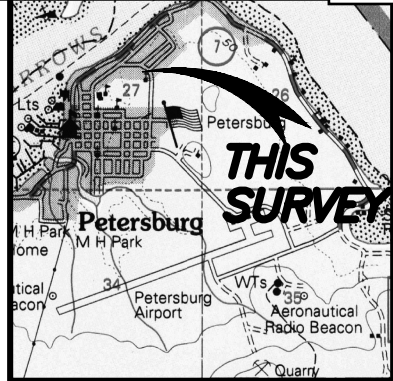
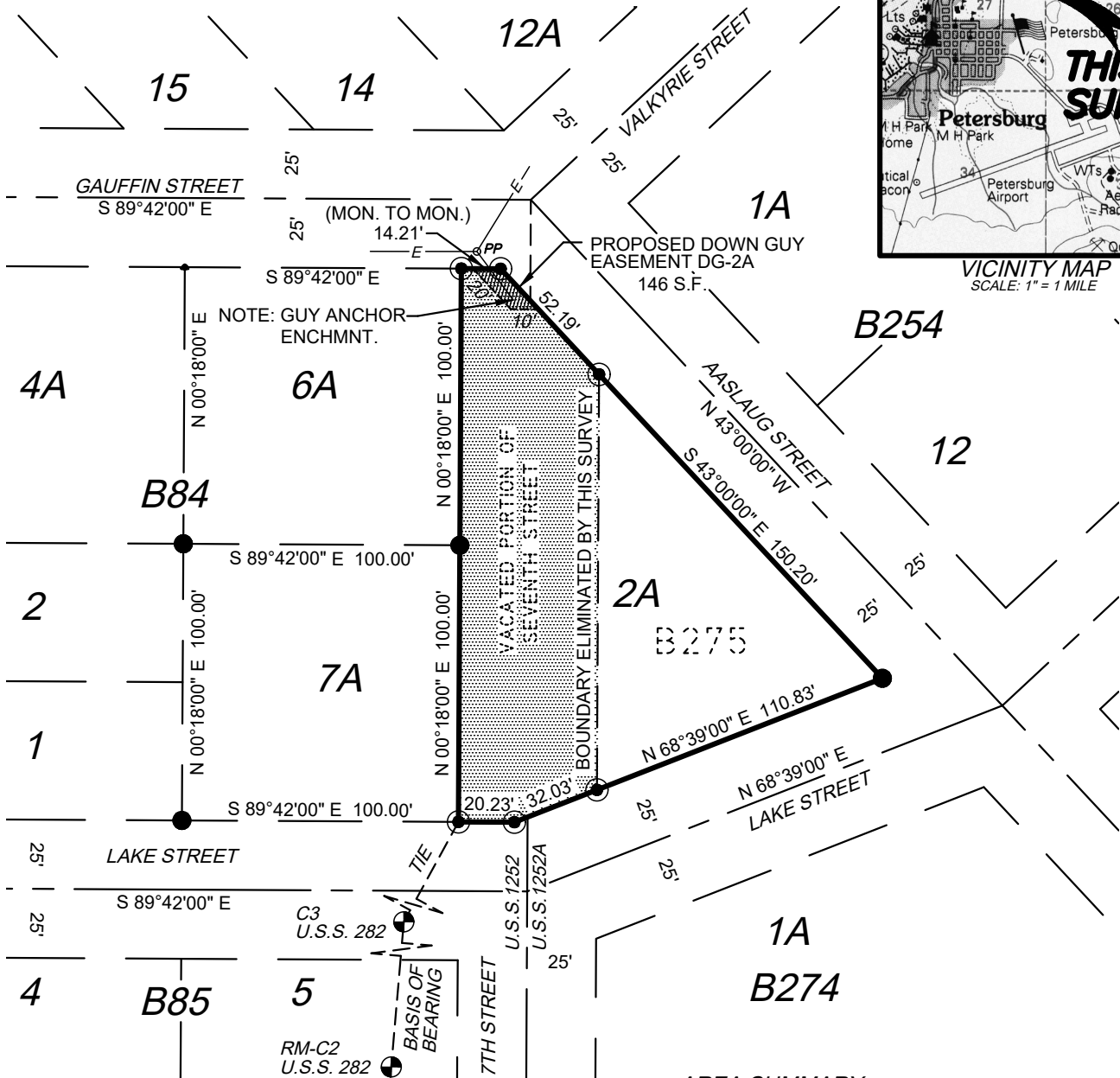
TO SUBMIT WRITTEN COMMENTS TO THE PLANNING COMMISSION	
By Mail:	PO Box 329, Petersburg, Alaska 99833
By Email:	acaulum@petersburgak.gov
Hand-Deliver:	Petersburg Municipal Building, 12 S. Nordic Dr.

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
CHRIS FRY	
HEATHER O'NEIL	
SARAH FINE-WALSH	
THOMAS KOWALSKE	
JOSHUA ADAMS	
MARIETTA DAVIS	
MIKA CLINE	
BALCOM BRADLEY D	BALCOM HANNAH
BELL DUANE E	BELL DIAN L
BENITZ DAVID	BENITZ CEAN
BERGMANN WILLIAM	BERGMANN JOYCE
CARR REED	
CORNELIUS DONALD A	CORNELIUS KAREN A
CORRAO CHELSEA	
CURRY PROPERTY LLC	
DAVIS CHARLES	
DAVIS WESLEY A	DAVIS ANGELA
DURBIN MICHAEL A	
EMMENEGGER DENNIS G	EMMENEGGER KATHRYN E
FREEMAN HARLAN F	FREEMAN SHARON A
GCI COMMUNICATION CORPORATION	
GELHAUS MARK	GELHAUS MARCELLA
GUTHRIE ALEXANDER F	GUTHRIE LAURA S
HALTINER ROBERT	HALTINER SIGNE
HENDERSON RANDAL L	HENDERSON JUDITH M
HICKMAN DANIEL	HICKMAN PATRICIA L
HOWARD KENNETH	HOWARD LAURA
KIVISTO KURT	KIVISTO SHARON
KOWALSKI GREGORY A	KOWALSKI CATHERINE W
LAMBE KELSEY	MCCAY TREVOR
LEONARD MICHAEL P	LEONARD MARY G
LIGHTHOUSE ASSEMBLY OF GOD	
LUCZAK LEON	LUCZAK JOANNE
MACPHEE DANIELLE	RASMUSSEN JACOB
MALONE ALAN J	
MAZZELLA DAVID A	MAZZELLA HILLARY G
MIDKIFF EARL	MIDKIFF SHANNON
MILLER APRIL LANE	
MOORE JOSHUA A	MOORE VICTORIA R
OCHOA RAYMOND	
PARR ROBIN E	PARR HUNT E
POULSEN CHRIS W	POULSEN STACEY M
RESSLER CHARLES	RESSLER LOIS V
RITTER WENDY	
ROBERT AND SIGNE HALTINER TRUST	
ROBINSON JEFFREY W	FUQUA SUZANNE M
SIMBAHON TIARE R	
SWANSON ROBERT L	
THAIN LAUREN	THAIN TYLER
THORSEN DEREK	THORSEN STACEY
THYNES BRANDI R	
THYNES CHARLES	THYNES STEPHANIE
US COAST GUARD	
VAN ETTINGER PAUL C	ETTINGER CHRISTINE M
WOOD KARSTEN F	WOOD KELLII
YUEN KEN	VIEN VIVIAN



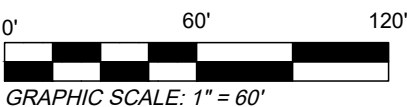
SEVENTH STREET SUBDIVISION

A CONSOLIDATION OF A VACATED PTN. OF SEVENTH STREET WITH BLOCK 275 OF U.S.S. 1252A, CREATING LOT 2A OF THE SEVENTH STREET SUBDIVISION PETERSBURG RECORDING DISTRICT

AREA SUMMARY:
 VACATED PTN. OF 7TH STREET = 9,144 S.F.
 BLOCK 275 OF U.S.S. 1252A = 7,736 S.F.
 PROPOSED CONSOLIDATED LOT 2A = 16,880 S.F.
 PROPOSED EASEMENT "DG-2A" = 146 S.F.

LEGEND

- 2" C.S.S. ALCAP ON 5/8" REBAR ESTABLISHED THIS SURVEY
- ⊙ 2" C.S.S. ALCAP ON 5/8" REBAR SET PREVIOUS SURVEY
- ⊕ RECORD U.S.S. 282 MONUMENT RECOVERED THIS SURVEY
- ▨ PORTION OF 7TH STREET R.O.W. PREVIOUSLY VACATED BY ORDINANCE #2026-02, PASSED & APPROVED 2/17/2026.



REVISED: 3/19/26
3/20/26

CLIENT: PETERSBURG BOROUGH
BOX 329
PETERSBURG, AK 99833

SURVEYOR
CENTRAL SOUTHEAST SURVEYORS
 P.O. BOX 533, PETERSBURG AK 99833
 PH (907) 518-0075

DRAWING COMPLETED 01/13/26

DRAWING No. 7TH STREET SUBDIVISION 2025

CERTIFICATE PAGE

SEVENTH STREET SUBDIVISION

A CONSOLIDATION OF THE SEVENTH STREET VACATION PARCEL
WITH BLOCK 275 OF U.S. SURVEY 1252A, CREATING LOT 2A OF THE SEVENTH STREET SUBDIVISION
PETERSBURG RECORDING DISTRICT

CERTIFICATE OF PAYMENT OF TAXES

STATE OF ALASKA)
) ss.
FIRST JUDICIAL DISTRICT)

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ACTING ASSESSOR FOR THE PETERSBURG BOROUGH, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE PETERSBURG BOROUGH, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS IN

THE NAME OF: _____,
AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE PETERSBURG BOROUGH ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR _____ WILL BE DUE ON OR BEFORE

DATED THIS _____ DAY OF _____, 20____
AT PETERSBURG, ALASKA.

TREASURER - PETERSBURG BOROUGH

CERTIFICATE OF APPROVAL BY THE BOROUGH ASSEMBLY

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE PETERSBURG BOROUGH, AND THAT SAID PLAT HAS BEEN APPROVED BY THE ASSEMBLY, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE THE DISTRICT RECORDER, PETERSBURG RECORDING DISTRICT, PETERSBURG, ALASKA.

DATE _____ BOROUGH MANAGER, PETERSBURG BOROUGH

ATTEST:

DATE _____ BOROUGH CLERK, PETERSBURG BOROUGH

CERTIFICATE OF OWNERSHIP AND DEDICATION

I/WE HEREBY CERTIFY THAT I/WE AM/ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I/WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY/OUR FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ OWNER: _____

NOTARY'S ACKNOWLEDGMENT

U.S. OF AMERICA
STATE OF ALASKA
CITY OF PETERSBURG

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY

APPEARED _____ TO ME

KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND _____ ACKNOWLEDGED TO ME THAT _____ SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL BY THE PLATTING BOARD

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE PETERSBURG BOROUGH, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE DISTRICT RECORDER, PETERSBURG RECORDING DISTRICT, PETERSBURG, ALASKA.

DATE _____ CHAIRMAN, PETERSBURG PLATTING BOARD

SURVEYOR
CENTRAL SOUTHEAST SURVEYORS
P.O. BOX 533, PETERSBURG AK 99833
PH (907) 518-0075

DRAWING COMPLETED 01/13/26

DRAWING No. 7TH STREET SUBDIVISION 2025

REVISED: 3/19/26

PLANNING COMMISSION STAFF REPORT

Action #	2026-0403
Meeting Date:	4/14/2026
Applicant(s):	Robert Funk
Property Owner(s):	Petersburg Borough
Agent/Representative:	
Property Address:	502 LUMBER STREET
Legal Description:	Lot 6, Blk 245, 1252A
Parcel ID	01-011-324
Acreage/Lot Size	5,000 sf
Current Zoning	Mobile Home Park
Comp Plan Designation:	n/a
Request Type:	Purchase of borough-owned land

EXECUTIVE SUMMARY

Applicant Request:	Purchase borough-owned property
Staff Recommendation:	Recommend Approval
Key Issues:	Topography will make development challenging. Utilities are located at adjacent property on Lumber St.

PROJECT DESCRIPTION

Proposal Details	
Intended Use	Backyard
Building/Development	Possible residential development
Site Improvements	
Operations Plan	
Timeline	

SITE CHARACTERISTICS

Size:	5,000 sq ft
Topography:	Sloping
Existing Structures:	none
Legal Access:	Lumber St
Utilities:	Adjacent
Flood Zone:	n/a
Constraints:	

ZONING AND LAND USE ANALYSIS

Current Zoning	
Zone	Mobile Home Park
Intent	MHP provides a residential neighborhood for single-family mobile homeowners on rented spaces.
Principal Uses	Uses outlined in Section 19.40.20 for MHP include, but are not limited to, one-family dwelling and mobile homes.
Conditional Uses	Conditional uses outlined in Section 19.40.040 for MHP include, but are not limited to, home occupation, church.

Surrounding Zoning		Actual Land Use	
North	Mobile Home Park		Residential
South	Mobile Home Park		Residential
East	Mobile Home Park		Residential
West	Single-family Residential		Residential

LOT DEVELOPMENT STANDARDS				
Standard	Required	Proposed	Conforms?	Comment
Min. Lot Size	8,000	5000	No	Nonconforming
Min. Road Frontage	80'	50'	No	Nonconforming

STANDARDS ANALYSIS (PMC 16.12.050-16.12.080)

Disposal of borough property shall not be approved unless the property involved has been zoned by the borough.

Property is zoned, single-family residential.

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. The planning commission may also require an applicant to furnish development plans.

Applicant has no immediate plans for development. Lot is located in floodplain and may be difficult to develop. Utilities located on Applicant's adjacent lot.

DEPARTMENT REVIEWS

Department Name	Comments
Public Works:	No public need for the property.
Power & Light:	No public need for the property.
Fire/EMS:	No public need for the property.

PUBLIC NOTICE

The borough provided public notice consistent with PMC 16.12.080. Notice was mailed by first class mail to the owner of record of the property within a distance of six hundred feet of the exterior boundary of the property that is the subject of the application. See Attachment D for notification list.

FINDINGS AND CONDITIONS OF APPROVAL

Findings of Fact

- Finding 1: Subject property is owned by the borough and not needed for public purpose.
- Finding 2: Subject property is zoned as required by code.
- Finding 3: Legal access is Lumber St. Practical access is by pedestrian trail.
- Finding 4: Adjacent lot owned by applicant.
- Finding 5: Utilities located on Lumber St.

Proposed Motion
 I move to recommend to the Borough Assembly that Lot 6, Blk 245, USS 1252A be approved for sale.

ALTERNATIVES

The Planning Commission has the following options:

1. Recommend approval of the application as submitted
2. Recommend approval of the application with staff-recommended conditions

3. Recommend approval of the application with modified conditions

4. Continue the hearing to allow for additional information or public input

5. Recommend the application be denied.

If the Planning Commission chooses to recommend the application contrary to staff recommendation, specific findings supporting that decision should be provided.

ATTACHMENTS

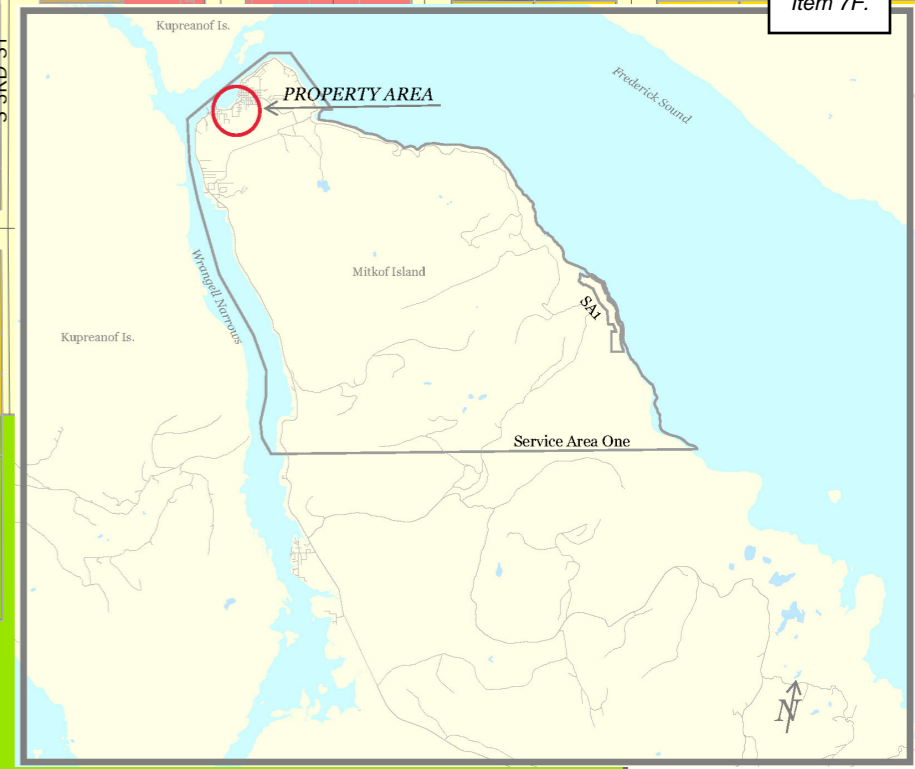
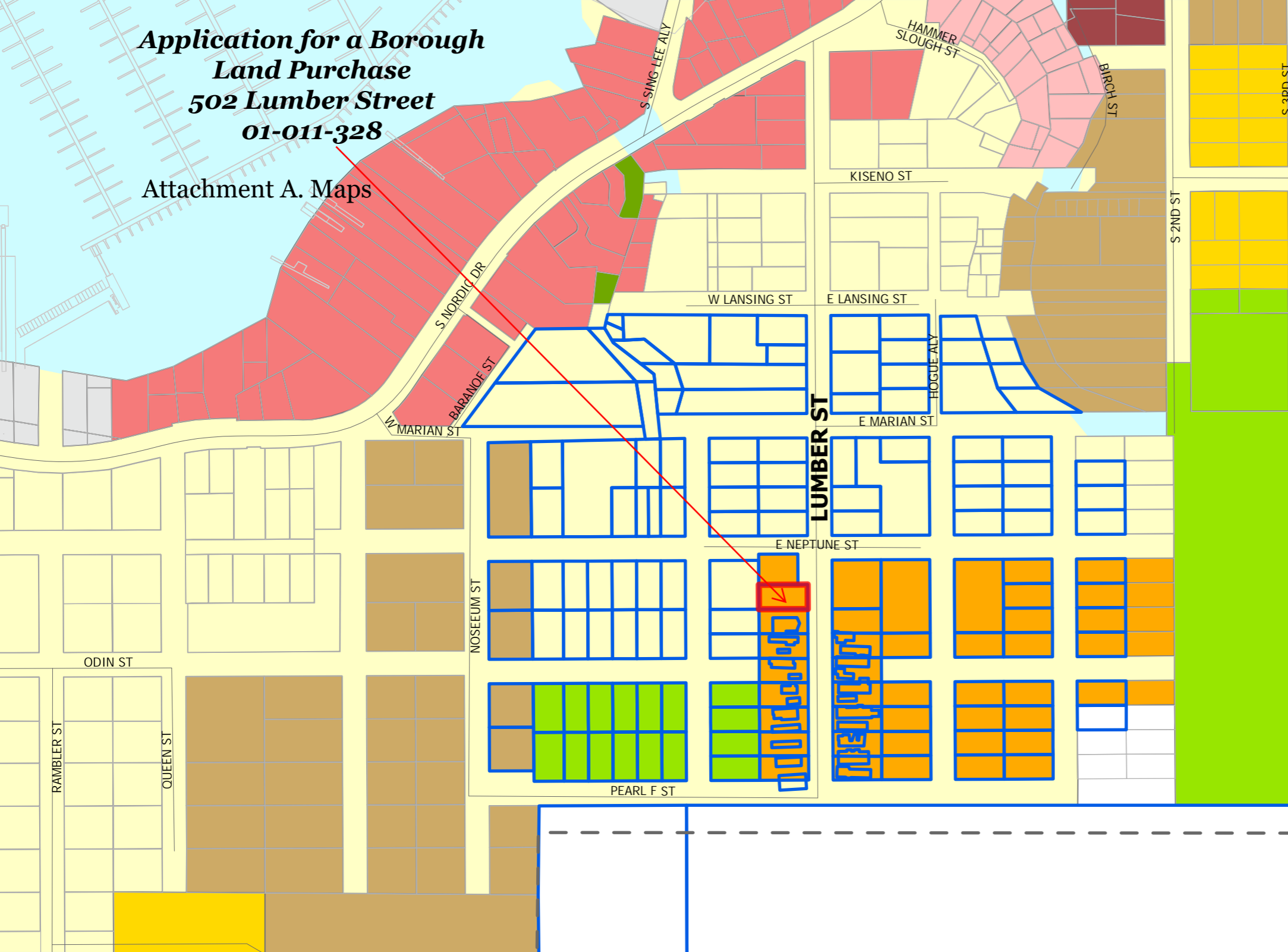
- A. Maps
- B. Applicant Materials
- C. Public Comments
- D. Public Notice

APPEAL (PMC 19.92)

If approved by the Planning Commission, this decision may be appealed to the Borough Assembly within 10 days of the Planning Commission's decision by the Applicant; a property owner within 600 feet of the subject property; or any governmental agency, that may be adversely affected by the decision. Appeal forms are available at the Borough Clerk's office and must be accompanied by the required fee.

Application for a Borough Land Purchase 502 Lumber Street 01-011-328

Attachment A. Maps



Zoning Classification

	C1 - Commercial 1
	C2 - Commercial 2
	C3 - Commercial 3
	I - Industrial
	MIO - Marine Industrial Overlay
	MHP - Mobile Home Park
	SFM - Single Family Mobile Home
	MF - Multi-Family Residential
	RR - Rural Residential
	SF - Single Family Residential
	SF2 - Single Family Special Use
	PU - Public Use
	OSR - Open Space Recreational
	U - Undeveloped Land Pending Future Class

Petersburg Borough Land Disposal Application

Applicant Name:

ROBERT FUNK

This is a request for land disposal via:

Check One	Type of Land Disposal
	Lease: Proposed Term of Lease _____ Total Years
	Land Exchange
X	Purchase
	Other

Parcel ID #(s) of Subject Property:

01-011-32A	USS 12 52A
LOT 6	
BLK 245	
SECTION 3A	
T 58 S	
R 79 E	

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

<input type="checkbox"/>	State of Federal Agency
<input type="checkbox"/>	Federally Recognized Tribe
<input type="checkbox"/>	Nonprofit Entity
<input type="checkbox"/>	Applying to Purchase for a Public Benefit Purpose per PMC 16.12.03

1. Size of Area Requested (identify the minimum area necessary in square feet):

5,000

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)

IMMEDIATE USE WOULD BE EXPANSION OF MY TINY BACK YARD. BOROUGH WOULD GET CASH VALUE OF LAND AND ON GOING PROPERTY TAXES, LONG TERM POSSIBLE TINY HOUSE.

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)

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.

[Handwritten Signature]

Applicant/Applicant's Representative Signature

ROBERT FUNK

Printed Name

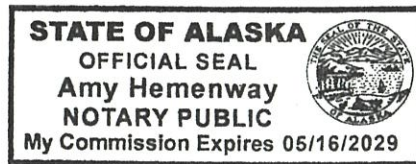
Subscribed and sworn to by Robert Funk, who personally appeared

before me this 19 day of February, 2026.

[Handwritten Signature]

Notary Public in and for the State of Alaska.

My Commission Expires: 05/16/2029



**Submit your completed application to the Borough Clerk.
The following pages are for borough use only.**

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

A. Name, address and state of incorporation

Name:
Address:
Telephone #:

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

8. Why should the Assembly approve of this request?

ongoing property taxes

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

11. Is the property tidelands? Yes No

If Yes, and you are seeking to purchase the property, describe why the sale of the tidelands, as contrasted with a lease, is in the borough's best interests:

Borough Use Only
Petersburg Borough Land Disposal Application

Filing Fee Received By: <i>kt</i>	Date Received: <i>2-19-2026</i>
Payment Type: <i>check</i>	

Legal Description(s) of Property: _____ :

<i>Lot 6, B1K245, Section 34, 58 S, 79 E. Survey 1252A</i>

Current Zoning of Property

<i>MOBILE HOME PARK</i>

Borough Department Comments Section

Verify that the land requested for lease, purchase, exchange or other disposal is not needed for a public purpose. Electric, Water, Wastewater, Community Development, Harbor and Public Works Department

1. Department Comments:

<i>PMPL has no need for this property.</i>

Power and Light
Name of Department

Karl Dyer
Signature of Department Commenter

6. Department Comments:

Name of Department

Signature of Department Commenter



502 LUMBER ST.



March 23, 2026

BENITZ ROBERT E
PO BOX [REDACTED]
PETERSBURG, AK 99833 [REDACTED]

NOTICE OF SCHEDULED PUBLIC HEARINGS

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

An application from Robert Funk to purchase Borough owned property at 502 Lumber Steet. (PID: 01-011-324).

The public hearing and consideration of the application will be held:	Tuesday, April 14, 2026, at 1:00 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
CHRIS FRY	
HEATHER O'NEIL	
SARAH FINE-WALSH	
THOMAS KOWALSKE	
JOSHUA ADAMS	
MARIETTA DAVIS	
MIKA CLINE	
FUNK BOB	
AIKINS ROBERT JR	AIKINS STEPHANIE
AKINS DONALD	
ALASKA STATE OF	
ALLEN CASSIE	
BENITZ ROBERT E	
BERTAGNOLI ANGELA	
BILLI KEITH A	
BIRCH MICHAEL JAMES	
BUEHLER CRAIG D	BUEHLER LAURA J
CHRISTENSEN ANDERS	
CONNOR DUSTIN	
CONNOR MARIANNE	CONNOR WILLIAM H
CUMPS THOMAS JR	CUMPS ALICE M
EDFELT ANDREW K	
EDFELT ANDY	EDFELT GRAZEL
ELLIS KELLY CHRISTINE	ELLIS PATRICK ARLAND
ETCHER MICHAEL SEAN	
FARRELL MARCIA A	
FINK JASON	FINK EVA
FLOR HANNAH	
FORD JOHN C	
GRANT TONIA	
GRUNDBERG ERIC A	
MARVIN MALENA	
GULESERIAN ROBERT	
HEMENWAY AMY B	HEMENWAY MATTHEW J
HULSE DARLA J	
JENSEN TAYLOR	
KEGEL ERIK A	
KEUTMANN CHELSEA	KEUTMANN PETER
KITOS KAVE INC	
LAPEYRI JORDAN	
LAPPETITO TODD	LAPPETITO C/O RYAN
LICHTENSTEIN MATTHEW S	WOOD HILARY A
LOPEZ CHRISTOPHER & LORENZO	LOPEZ CECILIA & CHRISTINA
LYONS NEIL S LYONS JACK & GREGORY	
MAGOUN AUDREY J TRUSTEE	AUDREY J MAGOUN TRUST
MCMURREN PATRICK F	C/O DANDO FINANCIAL LLC
MEDALEN MICHAEL D	
MILLER CHRIS	
NISSELL MICHAEL	
OLSON KEN	
PAHULU KEHULU	
PAULSON ISAAC	PAULSON SHARON
ROBERGE SCOTT W	SMITH JANE
ROCKNE TOM	
SEVENTH DAY ADVENTIST CHURCH	
THATCHER PAUL	
THYNES RUSS	THYNES DANA
TOTH JESSICA	
TOYOMURA DARYL H	TOYOMURA JENNIFER L
WOOD HILARY	
WORTHINGTON MAVIS	
YUEN FRANCES	