



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Agenda Planning Commission Regular Meeting

Tuesday, June 09, 2026

12:00 PM

Assembly Chambers

You are invited to a Zoom meeting.

When: Tuesday, June 9, 2026, 12:00 PM Alaska

Topic: Tuesday, June 9, 2026, Regular Planning Commission Meeting

Please click the link below to join the webinar:

<https://petersburgak.gov.zoom.us/j/86465860114?pwd=WWs3rbmacvGsJj3tUWmc1NHU3eM64g.1>

Passcode: 539054

Webinar ID: 864 6586 0114

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. May 12, 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 Rock N Road for:
 1. Approval of a platting variance from the lot frontage requirement to create a flag lot at 1104 Odin St (PID: 01-010-752).
 2. Approval of a preliminary plat for a major subdivision at Lot 15B, Fort Magill Subdivision, recorded as Plat 2004-14; Gov't Lot 14, Gov't Lot 20, Gov't Lot 21 within Section 33, T58 South, R79 East; and Lots 1, 2, 3, 5, and 6, Block A and Lot 5A, Block 221, within Skylark II Addition Subdivision, according to Plat 90-14. **POSTPONED**

- B.** Consideration of an application from Suzanne Webb for a conditional use permit for a home occupation at 500 UNIMAK ST (PID: 01-010-193).
- C.** Recommendation to the Borough Assembly regarding an application from Skylark Park LLC to purchase borough property described as Government Lot 26, Section 33, T58S, R79E and Government Lot 27, Section 33, T58S, R79E (PID: 01-028-150 and 01-028-100).
- D.** Initiation of a rezone of Government Lot 26, Section 33, T58S, R79E and Government Lot 27, Section 33, T58S, R79E (PID: 01-028-150 and 01-028-100) from Open Space-Recreation to Single-family Mobile Home.
- E.** Recommendation to the Borough Assembly regarding an application from Brian Newman to purchase borough property at 1205 Lake St (PID: 01-002-458)
- F.** Recommendation to the Borough Assembly regarding an application from Brian Newman for a special use permit to fill a portion of the undeveloped Lake St right-of-way for access to 1205 Lake St.

8. Non-Agenda Items

- A.** Commissioner Comments
- B.** Staff Comments
- C.** Next Meeting is July 14, 2026

9. Adjournment



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, May 12, 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
Commissioner Thomas Kowalske

ABSENT

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 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, Commissioner Kowalske

4. Approval of Minutes

A. April 20, 2026, Meeting Minutes

The April 20, 2026, Meeting Minutes were unanimously approved.

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, Commissioner Kowalske

5. Public Comments

None

6. Consent Calendar

- A. Acceptance and scheduling of an application from Suzanne Webb for a conditional use permit for a home occupation at 500 Unimak St.

Accepted as public hearing item for the June 9, 2026, meeting.

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, Commissioner Kowalske

7. Public Hearing Items

- A. Consideration of an application from Brian and Carol Kandoll for a variance from the side yard setback requirement to rebuild a shop with covered deck approximately 6' from the property line.

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

Commissioner Adams said this sounds straightforward to him.

Commission Secretary Fine-Walsh stated the variance criteria is persuasive, the concrete foundation is already in place and predated the current setback standards. It would be a burden to have to change the concrete foundation. She stated the reasons are persuasive and the variance should be approved.

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

8. Non-Agenda Items

- A. Commissioner Comments

- Tower overlay
 - Sample Overlay Ordinance
- Data center

The Commission reviewed multiple proposed tower locations both within and outside Service Area One to consider designated communication tower overlay zones and discussed the most effective approach for drafting an ordinance.

Myrl Hammer spoke on her own behalf, bringing attention to towers by water sources. She stated that water absorbs and reflects radio frequency and could have unintended ecological consequences.

Commission Secretary Fine-Walsh started the discussion regarding drafting an ordinance for data centers, expressing a preference to allow only small-scale, edge, closed-loop facilities and to limit the Borough to a single data center at any given time.

Commission Chair Fry suggested that, rather than capping the number of facilities, it may be more effective to define limitations based on power consumption.

The Commission discussed data centers, including considerations related to water usage, power consumption, waste disposal, heating and cooling systems.

Director Cabrera spoke to say the Power & Light department is working to draft an ordinance to address the power issues.

Commissioner Kowalske shared his thoughts on towers, what he has learned recently and safety concerns.

The Commission discussed tower monitoring and who is responsible for such.

David Beebe spoke on his own behalf, discussing the capture of waste heat and providing additional information related to health studies.

Susan Martinez spoke on her own behalf regarding closed-loop data center systems and their significant water consumption. She expressed concerns regarding system flushing and how the waste will be disposed of. She also expressed her thoughts on AI.

Judy Ohmer spoke on her own behalf, expressing a desire to see noise restrictions implemented for data centers.

B. Staff Comments

- Zoning Practice

Director Cabrera mentioned there will be a meeting in June and asked if there would be a quorum. The Commission agreed, they would attend.

C. Next Meeting is June 9, 2026

9. Adjournment

The meeting adjourned at 1:42PM.

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, Commissioner Kowalske

PLANNING COMMISSION STAFF REPORT – 500 UNIMAK ST

Action #	2026-601
Meeting Date:	6/9/2026
Applicant(s):	Suzanne Webb
Property Owner(s):	Suzanne Webb and Brock Martin
Agent/Representative:	-
Property Address:	500 UNIMAK ST
Legal Description:	Lot 1A, Buschmann Addition
Parcel ID	01-010-193
Acreage/Lot Size	10,000 sf
Current Zoning	Single-family Residential
Comp Plan Designation:	
Request Type:	Conditional Use Permit – Home Occupation

A. EXECUTIVE SUMMARY

Applicant Request	Home occupation permit
Staff Recommendation	Approve
Key Issues	

B. PROJECT DESCRIPTION

Intended Use	Residence with home occupation.
Building/Development	-
Site Improvements	-
Operations Plan	-
Timeline	-

C. Site Characteristics

Topography:	Level
Existing Structures:	Dwelling, Carport, Shed
Legal Access:	Unimak St
Utilities:	Water, Wastewater, Electric
Flood Zone:	N/A

D. Zoning and Land Use

Zoning District: Single-family Residential	Actual Land Use: Residential
District Purpose:	SFR provides a sound and attractive residential neighborhood.

PLANNING COMMISSION STAFF REPORT – 500 UNIMAK ST

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 Area	Zoning District	Actual Land Use
North	Industrial	Commercial/Industrial
South	Single-family Residential	Residential
East	Single-family Residential	Residential
West	Single-family Residential	Residential

E. Lot Development Standards

Standard	Conforms?
Use is conducted in dwelling or accessory building.	Yes
Use is clearly incidental and secondary to the dwelling or accessory buildings.	Yes
Use does not change the character or appearance of the dwelling or exhibit other visible evidence of the conduct of such home occupation.	Yes
Employment of one person not a resident in the subject home.	N/A
< 15% of the existing floor space of the structures on the property, not to exceed 525 sf.	Yes. Home occupation will occupy 182 sf or approximately 12% of dwelling.
Parking Spaces	

F. Conditional Use Permit Criteria (PMC 19.72.020)

1. The commission shall consider the suitability of the property, the character of the surrounding property and the economic and aesthetic effects of the proposed use upon the property and neighboring property. The use will be permitted if it is in harmony with the general purpose and intent of this title and where the use will be in keeping with the uses generally authorized for the zone in which the use is to take place. The commission shall require the conditional user to take those steps necessary so that the permitted conditional use will not be offensive because of injurious and noxious

PLANNING COMMISSION STAFF REPORT – 500 UNIMAK ST

noise, vibrations, smoke, gas, fumes or odors or will not be hazardous to the community because of danger of fire or explosion.

Proposed home occupation is not expected to cause noise, odors or be a hazard to the community due to danger of fire or explosion.

2. Exits and entrances and off-street parking for the conditional use shall be located to prevent traffic hazards or congestion on public streets.

There is sufficient off-street parking for the intended use.

3. In addition to the conditions of subsections (A) and (B) of this section, schools, governmental and civic buildings and other public uses shall meet the following condition: The proposed location of the use and size and character of the site shall facilitate maximum benefit and service to the public.

N/A

G. DEPARTMENT REVIEWS

Department	Comments
Public Works	No Comments
PMP&L	No Comments
Fire	No Comments

H. 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.

I. Findings and Conditions of Approval (see resolution on next page for findings and conditions)

Proposed Motion: I move to approve RESOLUTION 2026-601 to allow a home occupation at 500 UNIMAK ST subject to conditions of approval

J. 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 added conditions.
4. Continue the hearing to allow for additional information or public input.
5. Deny the application.

K. Attachments

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

PLANNING COMMISSION STAFF REPORT – 500 UNIMAK ST

L. 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. 2026-601

A RESOLUTION OF THE PETERSBURG BOROUGH PLANNING COMMISSION RECOMMENDING APPROVAL OF A CONDITIONAL USE PERMIT FOR A HOME OCCUPATION AT 500 UNIMAK ST

WHEREAS, on May 12, 2026, the Planning Commission conducted a duly and properly noticed public hearing to consider an application for a conditional use permit for a home at 500 Unimak St, legally described as Lot 1A, Buschmann Addition, 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 19.72.020; and

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

Finding 1: There will be no changes or signs of a home occupation at the dwelling.

Finding 2: Customer visits are by appointment only.

Finding 3: Applicant has sufficient property to provide necessary off-street parking.

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

- 1. Home occupation permitted is a massage therapy business.

ADOPTED this 9 day of June, 2026, by the following vote:

AYE:

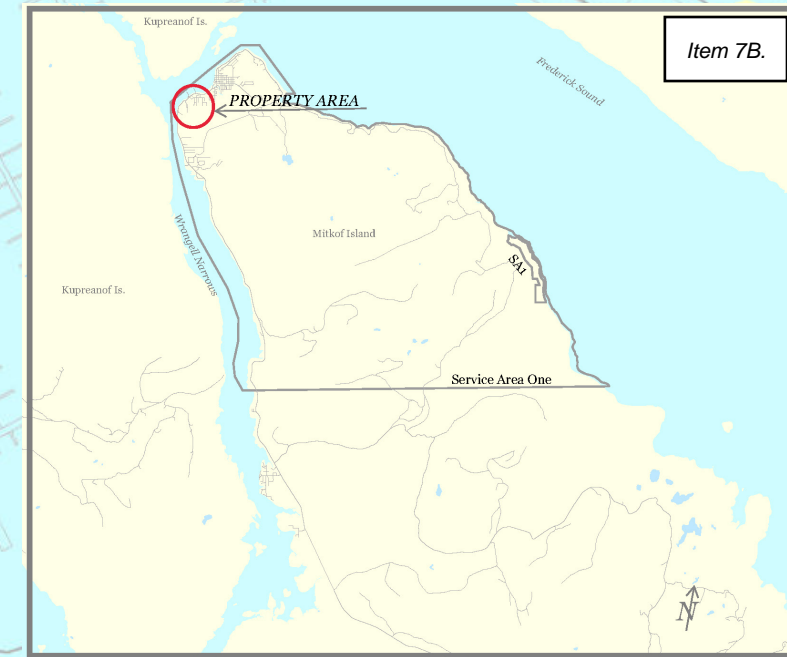
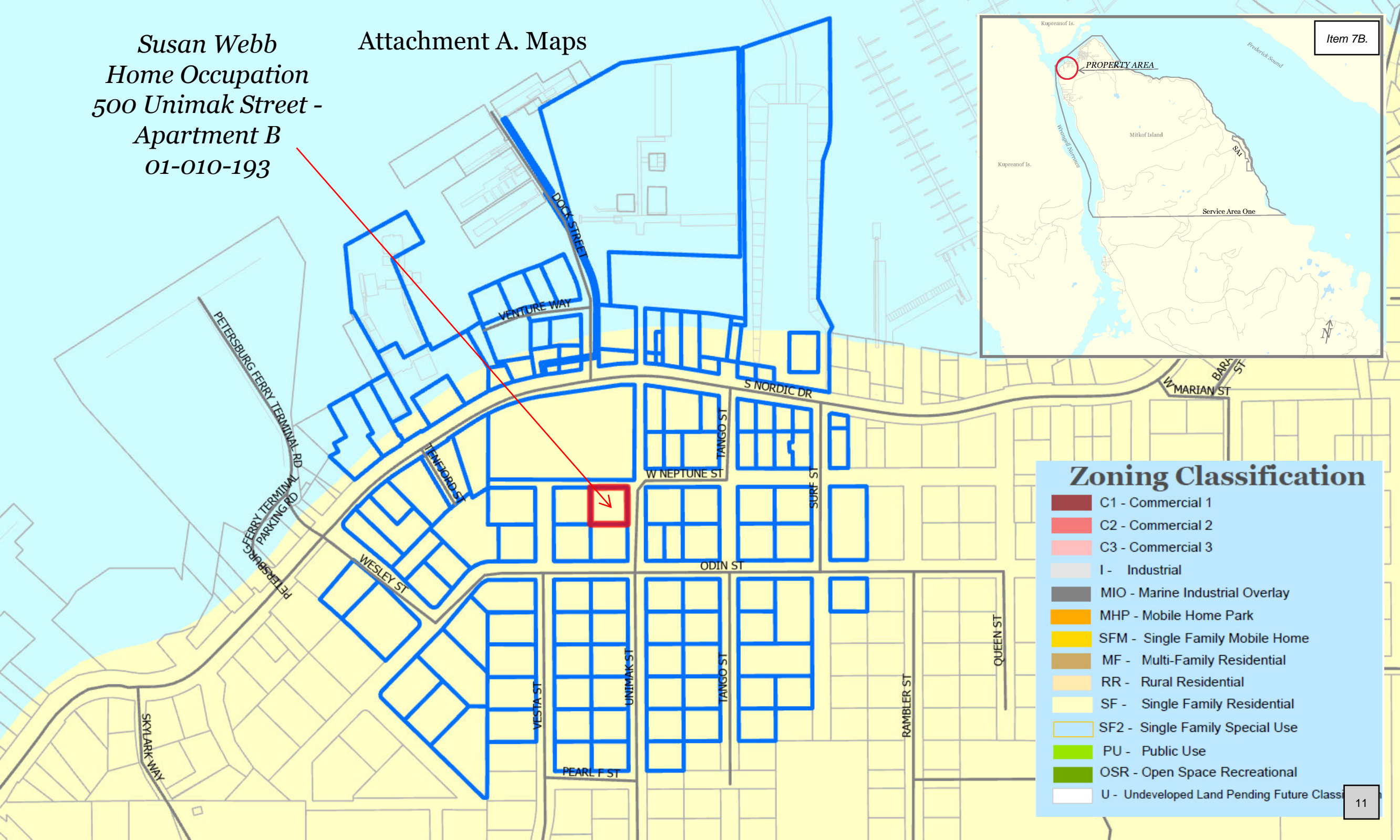
NAY:

ABSENT:

Chair, Planning Commission

*Susan Webb
Home Occupation
500 Unimak Street -
Apartment B
01-010-193*

Attachment A. Maps



Item 7B.

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

HOME OCCUPATION PERMIT APPLICATION		
For Borough Use	Date: <u>4/24/26</u>	
Base Fee: \$50	Check No. or CC: <u>CC</u>	
Public Notice Fee: \$70	Received by: <u>[Signature]</u>	
Total: \$120	Code to: 110.000.404110	
APPLICANT INFORMATION		
NAME: Suzanne Webb		
PROPERTY INFORMATION		
PHYSICAL ADDRESS or LEGAL DESCRIPTION: 500 Unimak St., Apt. B		
PARCEL ID: 01010193	ZONE: Single family residential	OVERLAY:
CURRENT USE OF PROPERTY: Single family residential		LOT SIZE: 10,000
PROPOSED USE OF PROPERTY (IF DIFFERENT): Residential and home occupation		
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): Unimak Street		
HOME OCCUPATION STANDARDS		
1. Is the occupation conducted entirely within a dwelling or an accessory building? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, please explain on page 4.		
2. Will the occupation change the character or appearance of the dwelling? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please explain on page 4.		
3. Will there be any visible evidence of the occupation at the dwelling? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please explain on page 4.		
4. Will there be any employees who are not residents of the home? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, how many?		
5. Will any customers be coming to the dwelling? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please describe on page 4.		
6. Is there off-street parking to accommodate customers? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
7. Is your business registered to collect sales/transient room tax through MuniRevs? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
SUBMITTALS		
Have you included a site plan showing location and size of area to be used for the home occupation (including storage), and location and size of area available for off-street parking? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
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): <u>[Signature]</u>		Date: <u>4/24/2026</u>
Owner (if different from applicant): _____		Date: _____

19.72 HOME OCCUPATION - CONDITIONAL USE APPLICATION

Applicant Name: Suzanne Webb

Project Summary:

Applying for conditional use home occupation permit to operate my part time business, Peace at Hand Massage Therapy LLC, at a residentially zoned location.

Please respond to the following conditions of approval as required in Petersburg Municipal Code 19.72.020 below:

(Note: In addition to meeting criteria, all regulations and requirements of Title 19 must be satisfied to qualify for a conditional use permit.)

1. The commission shall consider the suitability of the property, the character of the surrounding property and the economic and aesthetic effects of the proposed use upon the property and the neighboring property. The use will be permitted if it is in harmony with the general purpose and intent of this title and where the use will be in keeping with the uses generally authorized for the zone in which the use is to take place.

No aesthetic changes will be made to the property to indicate home occupation use, and no visible evidence of commercial use will occur.

Customer visits are arranged in advance by appointment only, and this business location will not be posted or advertised in public. There will be no casual drop-in customer traffic.

2. Exits and entrances and off-street parking for the conditional use shall be located to prevent traffic hazards or congestion on public streets.

A large area of off-street parking is available for business use. Only one customer will be on site at a time. Customer visits are expected to number 0--2 per day.

3. In addition to the conditions of subsections (A) and (B) of this section, schools, governmental and civic buildings and other public uses shall meet the following condition: The proposed location of the use and size and character of the site shall facilitate maximum benefit and service to the public.

N/A

HOME OCCUPATION – ADDITIONAL INFORMATION

Applicant Name Suzanne Webb

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED THE FOLLOWING DESCRIBED PROPERTY:

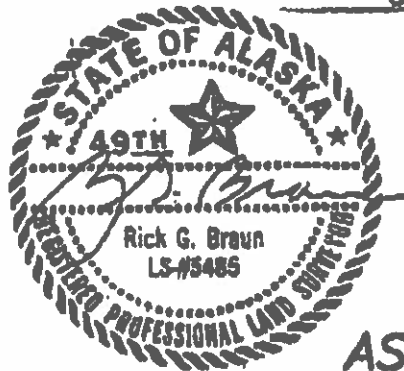
LOTS 1 AND 2 OF BLOCK 209 OF THE BUSCHMANN ADDITION SUBDIVISION OF U.S. SURVEY 283

PETERSBURG RECORDING DISTRICT AND THAT THE IMPROVEMENTS SITUATED THEREON ARE WITHIN THE PROPERTY LINES AND DO NOT OVERLAP OR ENCRDACH ON THE PROPERTY ADJACENT THERETO, THAT NO IMPROVEMENTS ON PROPERTY LYING ADJACENT THERETO ENCRDACH ON THE PREMISES IN QUESTION AND THAT THERE ARE NO ROADWAYS, TRANSMISSION LINES OR OTHER VISIBLE EASEMENTS ON SAID PROPERTY EXCEPT AS INDICATED HEREON.

DATED AT PETERSBURG, ALASKA THIS 26TH DAY OF

OCTOBER 2001

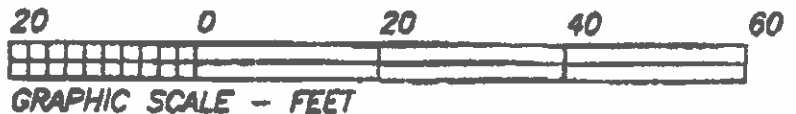
R.G. Braun
RICK G. BRAUN, L.S.



AS-BUILT SURVEY

OF LOTS 1 & 2 OF BLOCK 209
OF THE BUSCHMANN ADDITION SUBDIVISION
OF U.S. SURVEY 283
PETERSBURG RECORDING DISTRICT

CLIENT: ERWIN L & SHARON HOWELL
P.O. BOX 672
PETERSBURG, AK 99833



SURVEYOR

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

SURVEY COMPLETED 10/22/01

DRAWN BY R.G.B. DRAWING No. H03301

NEPTUNE STREET

UNIMAK STREET

LOT 4

210

LOT 5

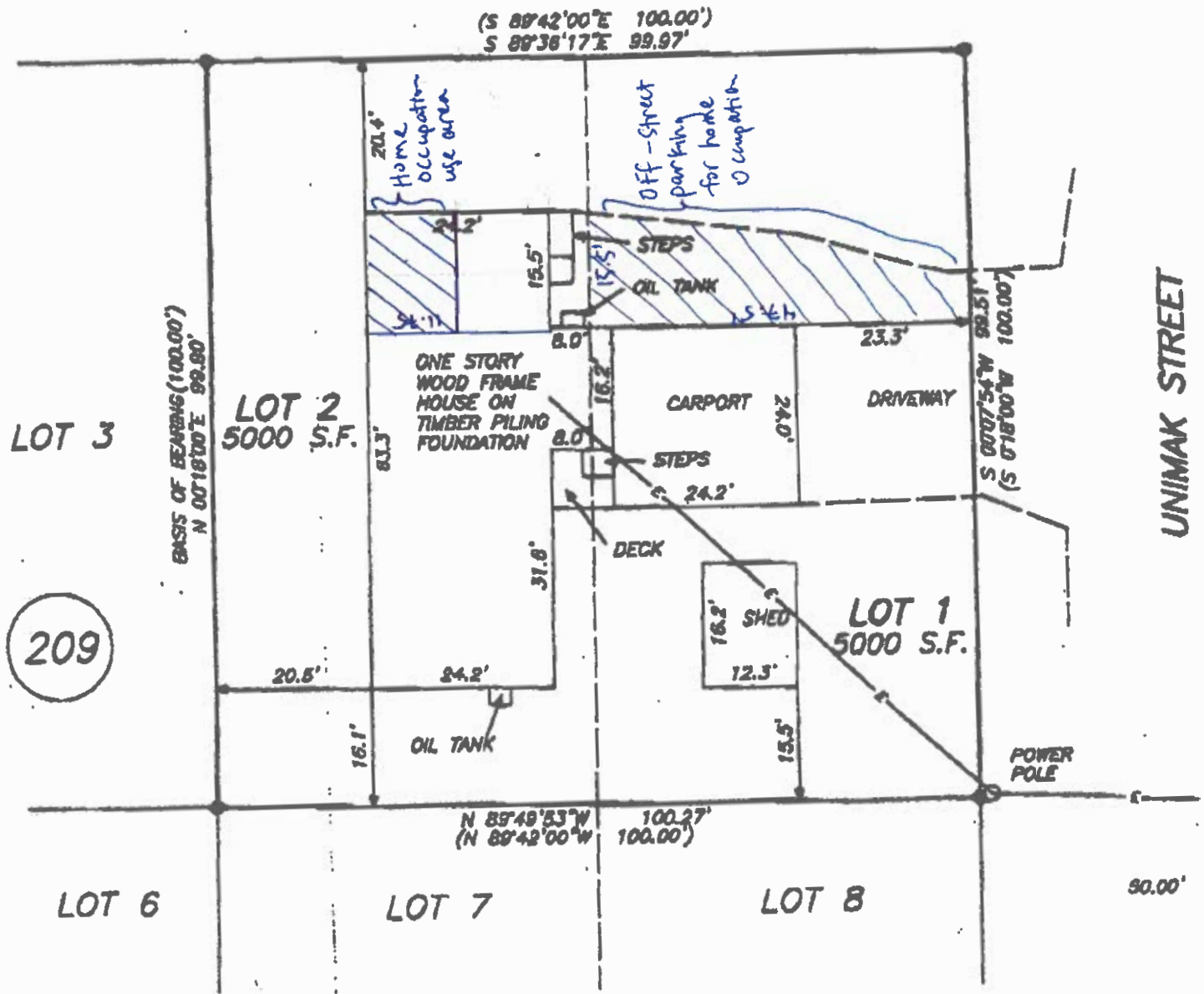
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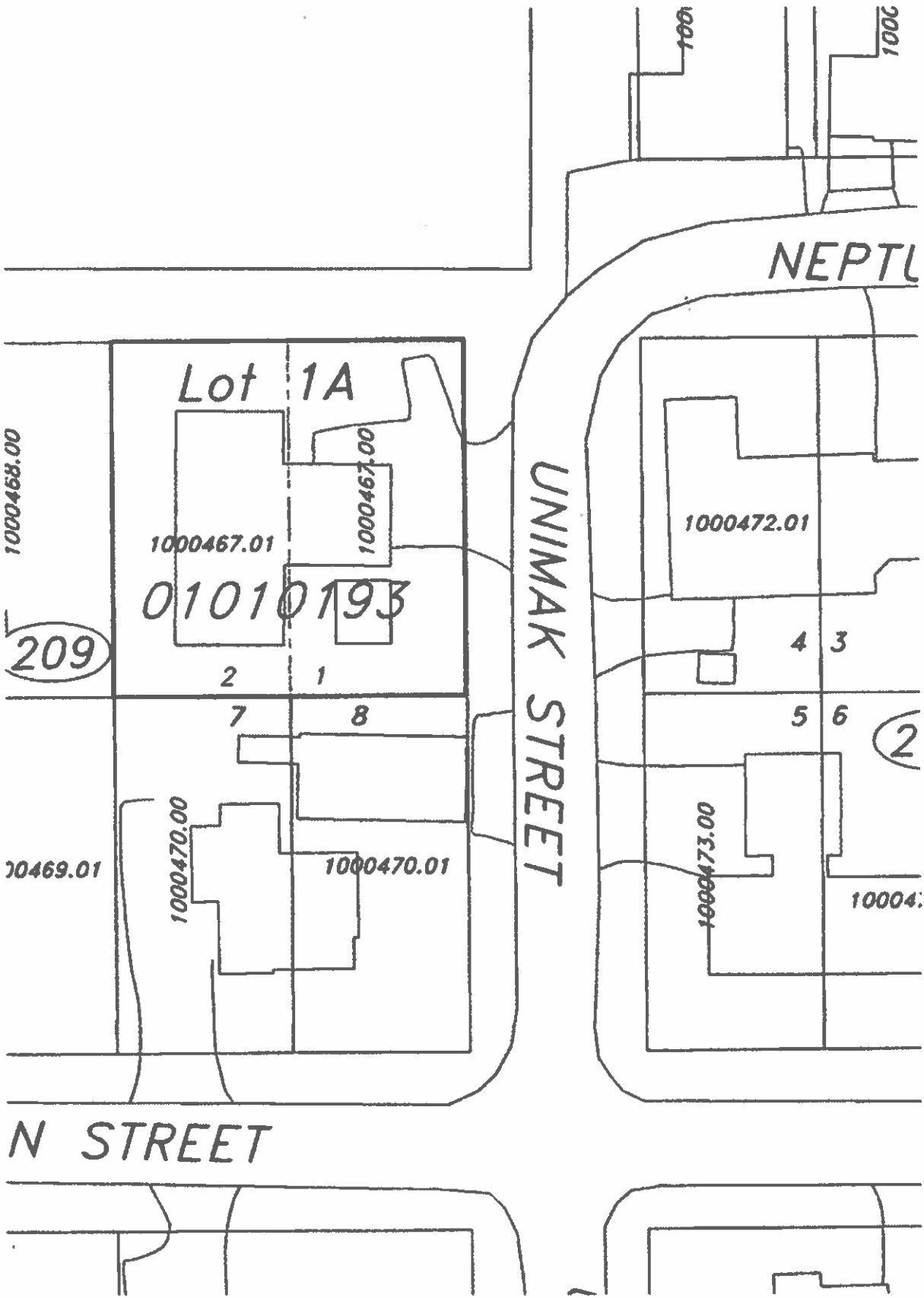
LEGEND

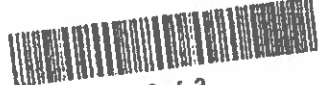
● RICK, G. BRAUN, L.S. SECONDARY MONUMENT
ALCAP ON REBAR

NOTE: WHEN MEASURED COURSES DIFFER FROM RECORD COURSES,
RECORD COURSES ARE SHOWN IN PARENTHESES.

STANDARD OIL TRACT PETRO MARINE SERVICES






 Page 3 of 3
 2013-000669-0



May 22, 2026

ENGELL JAMES B ENGELL JILL 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 Suzanne Webb for a conditional use permit for a home occupation at 500 UNIMAK ST (PID: 01-010-193).

The public hearing and consideration of the application will be held:	Tuesday, June 9, 2026, 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
CHRIS FRY	
HEATHER O'NEIL	
SARAH FINE-WALSH	
JIM FLOYD	
THOMAS KOWALSKE	
JOSHUA ADAMS	
MIKA CLINE	
MARTIN BROCK F	WEBB SUZANNE M
BIRCHELL PROPERTIES LLC	
BOJORQUEZ-FELIX RICARDO	
CABRAL JAIME K	CABRAL HEIDI E
CAROW CHAD W	HARLOW AMANDA K
CHITTENDEN TIMOTHY R	
COOK JEROD	
CORLS CUSTOMS LLC	
CRISTINA KARNA	CRISTINA NEIL
DAHL JEROME E	DAHL STACEY
DIAMANTE GIFT SHOPPE INC	
EDDY STUART	EDDY KATIE
ENGELL JAMES B	ENGELL JILL E
FRANKLIN CLAYTON S	
FRENTZ STEPHEN	FRENTZ MELANIE
GARD TIMOTHY	GARD LISA
GILPIN LEE	GILPIN KATHLEEN
HALEY JUSTIN	HALEY ATHENA
HANAHAN INDIGO	
HELMS DAVID	HELMS ALEXANDREA
HERMOSA HOLDINGS LLC	
HOLMGRAIN RANDAL E	HOLMGRAIN SARAH
HULEBAK ALICE	HULEBAK ERIK
ISLAND REFRIGERATION LLC	
KIVISTO ROBERT S	
LACHANCE ANNE ELIZABETH	
LITSHEIM PETER	LITSHEIM THERESA
LUHR JASON	LUHR STACY
LYONS DRAKE	
MAIN KEVIN	
MARIFERN SAMANTHA	
MAROHL AARON	
MARSH KIRT	MARSH DONNA
MENISH SCHONBERG LIVING TRUST	
MORAN TONY	
MORRIS CHRISTINA	
MORRISON BARRY	MORRISON MANDY
MOULTON WILLIAM T	MOULTON PATRICIA
MURDOCK WILLIAM CHARLES	MURDOCK EILEEN ROSE
NEIDIFFER KIMBERLY	
NEWPORT RACHEL M	
NORDIC HOUSE BED & BREAKFAST INC	
NORHEIM LADD	NORHEIM BRENDA
OLSEN OLIVIA J	
O'SOUP DERRICK G	O'SOUP KELLY N
PARKER SAMUELLE MAE	
PAUL CARSON	PAUL SONJA
PERRY DONALD E	PERRY LYNNE M
PETERSEN KARI ANN	
PETERSON RAYMOND G	PETERSON ELIZABETH K
PETRO 49 INC	HARBOR ENTERPRISES INC
PETRO 49 INC	HARBOR ENTERPRISES INC
PHILLIPS AARON L	
PISTON AND RUDDER SERVICE INC	
POOLE JEFFREY	
RIBICH ELI	RIBICH GAIL
ROBERTS MARK S	WHITE-ROBERTS LORI
ROSVOLD ANDERS O	
SEVERSON JODI	SEVERSON AARON
SEVERSON MARK J	SEVERSON KAREN L
SHORT BRIDEY L	
SINGSTAD LEIF G	
SMITH LYNN M	
STUEBER NORIE	STUEBER GERALD M JR
STROMDAHL JAMES	STROMDAHL MARY
STROMDAHL KIMBERLY	
THE MILL INC	
TUCKER EMIL K	CHRISTENSEN CARIN L
US COAST GUARD	
VOLK EDWARD J	VOLK RENEE I
VOLK ROBERT D	VOLK ANNE
WEATHERS ANDREA	
WINN WILLIAM SETH	
WORHATCH ANGELA W	WORHATCH ANDREW M
YOUNG ELROY L & ALICE H	
REGULA RANDY R & REBECCA A	

Action #	2026-602
Meeting Date:	6/9/2026
Applicant(s):	Skylark Park LLC
Property Owner(s):	Petersburg Borough
Agent/Representative:	-
Property Address:	-
Legal Description:	Government Lot 26, Section 33, T58S, R79E Government Lot 27, Section 33, T58S, R79E
Parcel ID	01-028-150 and 01-028-100
Acreage/Lot Size	3.7 acres each
Current Zoning	Open Space Recreation
Comp Plan Designation:	Open Space
Request Type:	Sale of borough property

A. EXECUTIVE SUMMARY

Applicant Request	Purchase of two borough-owned lots
Staff Recommendation	Recommend Approve with Conditions
Key Issues	Applicant proposes continuation of a planned subdivision by adding these lots Until subdivision is constructed lots do not have practical access or access to utilities.

B. PROJECT DESCRIPTION

Intended Use	Residential development
Building/Development	-
Site Improvements	-
Operations Plan	-
Timeline	-

C. Site Characteristics

Topography:	Muskeg
Existing Structures:	None
Legal Access:	Platted unnamed ROW along northern property line
Utilities:	None
Flood Zone:	N/A

D. Zoning and Land Use

Zoning District: Open Space Recreation	Actual Land Use: Vacant
---	--------------------------------

District Purpose:	OS-R preserves land in its natural state and allow for public access and recreation.
Principal Uses:	Uses outlined in Section 19.12.020 for OS-R, include greenbelts, watersheds, drainages.
Conditional Uses:	Conditional uses outlined in Section 19.12.030 for OS-R include parks, playgrounds and recreational related activities.

Surrounding Area	Zoning District	Actual Land Use
North	Mobile Home Park	Residential
South	N/A	Vacant
East	Open Space - Recreation	Vacant
West	Open Space - Recreation	Vacant

E. Lot Development Standards

	Standard	Conforms?
Minimum Lot Size	8,000 sf	Yes
Minimum Road Frontage	80 ft	Yes

F. Standards Analysis (PMC 16.12.050-16.12.080)

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

Subject property is zoned open space recreation.

2. 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 indicated development would occur at the same time as proposed development for adjacent property.

G. DEPARTMENT REVIEWS

Department	Comments
Public Works	No Public Need for Property.
PMP&L	No Public Need for Property.
Fire	No Public Need for Property.

H. 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.

I. Findings and Proposed Motion

- 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 undeveloped platted ROW along northern property line.
- Findings 4: Utilities are not available.

Proposed Motion: I move to recommend to the Borough Assembly to approve sale of borough-owned property described as Government Lot 26 and Government Lot 27, Section 33, T58S, R79E on the condition that the properties are rezoned to single-family mobile home.

J. Alternatives.

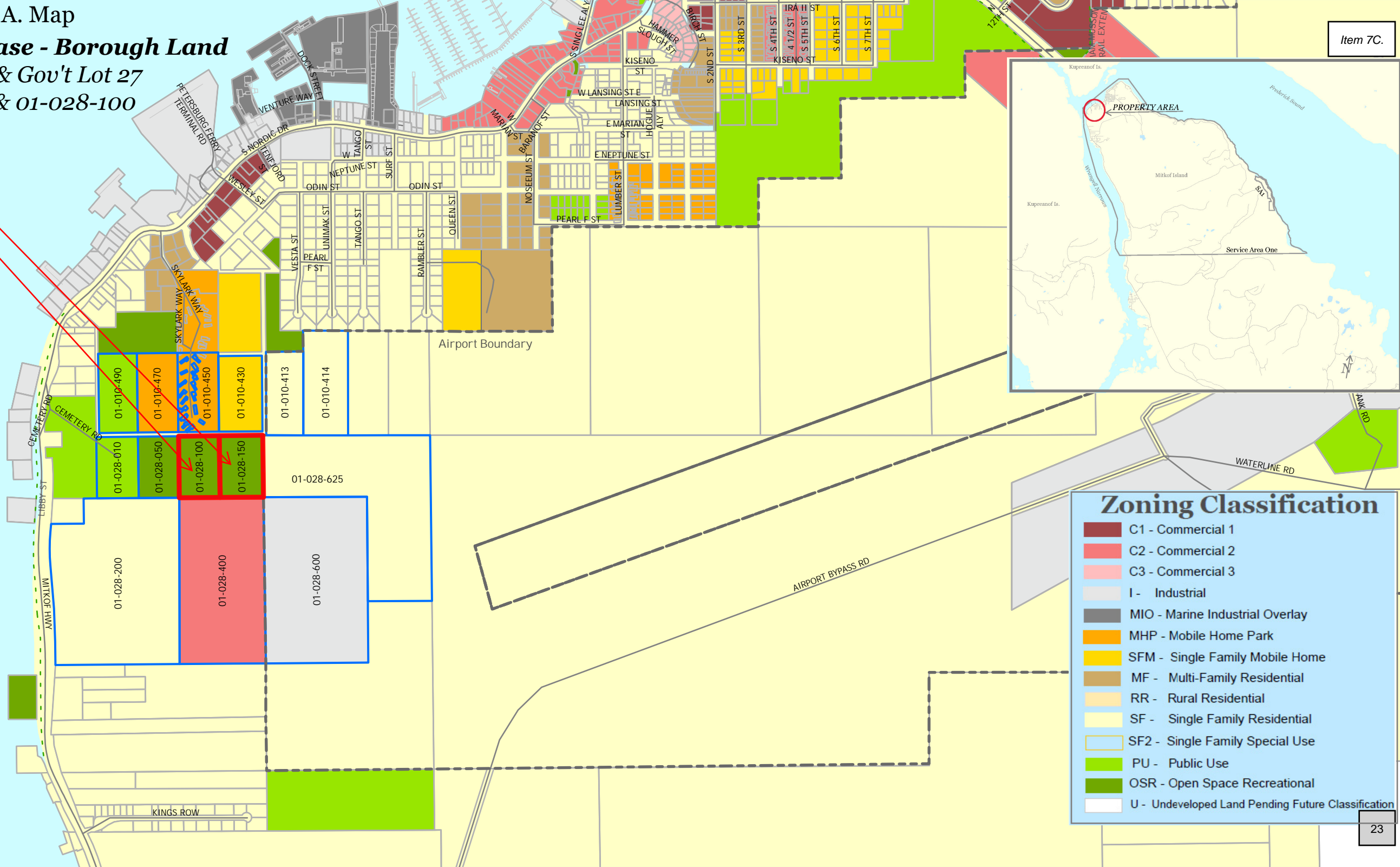
The Planning Commission has the following options:

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 or added conditions.
4. Continue the hearing to allow for additional information or public input.
5. Recommend the application be denied.

K. Attachments

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

Request for Purchase - Borough Land Gov't Lot 26 & Gov't Lot 27 01-028-150 & 01-028-100



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 Land Disposal Application

Applicant Name:

SKylark Park LLC

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:

01-028-100	
01-028-150	

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:

	State of Federal Agency
	Federally Recognized Tribe
	Nonprofit Entity
	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):

Both lots in their entirety

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 conceptual plan;
- a financial plan; and
- 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)

Continue planned subdivision into these lots. will be constructed as the other roads + utilities are being put in

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:

[Empty form box for describing permits or leases]

6. What local, state or federal permits are required for the proposed use? (list all)

Corp of engineers - DEC water/sewer electrical

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

A. Name, address and state of incorporation

Name:	Skylark Park LLC
Address:	117 Skylark way Box [redacted]
Telephone #:	[redacted]

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

8. Why should the Assembly approve of this request?

provide more lots for housing

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

Adding affordable housing within walking distance of town

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:

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.

Ambre Burrell

Applicant/Applicant's Representative Signature

Ambre Burrell

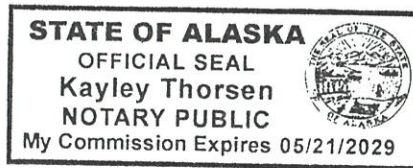
Printed Name

Subscribed and sworn to by Ambre Burrell, who personally appeared before me this 14th day of April, 2020

[Signature]

Notary Public in and for the State of Alaska.

My Commission Expires: 5/21/2029



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

Borough Use Only
Petersburg Borough Land Disposal Application

Filing Fee Received By: kt	Date Received: 4/14/2026
Payment Type: cc	

Legal Description(s) of Property: _____ :

Government Lot 26, Sect 33, Township 58S, Range 79E, CRM (01-028-150)

Government Lot 27, Sect 33, Township 58S, Range 79E, CRM (01-028-100)

Current Zoning of Property

Open space - recreational

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:

Public Works has no public use for parcels 01-028-100 and 01-028-150

Public Works

Name of Department

Aaron Marohl

Signature of Department Commenter

2. Department Comments:

PMPL has no plans or needs relative to these lots.

PMPL Stephan Harbour
 Name of Department Signature of Department Commenter

3. Department Comments:

The Harbor has no need for these parcels

Harbor Department Glo Wallen
 Name of Department Signature of Department Commenter

4. Department Comments:

ComDev has no public need for these parcels.

Community Development Liz Cabrera
 Name of Department Signature of Department Commenter

5. Department Comments:

 Name of Department Signature of Department Commenter

6. Department Comments:

Name of Department

Signature of Department Commenter

Map of Parcels 01-028-100 and 01-028-150





May 22, 2026

IEREMIA JOSEPH IEREMIA JESSICA
[REDACTED]
SITKA AK 99835 [REDACTED]

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 Skylark Park LLC to purchase borough property described as Government Lot 26, Section 33, T58S, R79E and Government Lot 27, Section 33, T58S, R79E (PID: 01-028-150 and 01-028-100)

The public hearing and consideration of the application will be held:	Tuesday, June 9, 2026, 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
CHRIS FRY	
HEATHER O'NEIL	
SARAH FINE-WALSH	
JIM FLOYD	
THOMAS KOWALSKE	
JOSHUA ADAMS	
MIKA CLINE	

SKYLARK PARK LLC

ACUNA JOSE JESUS	
ALASKA STATE OF	
AMANECER ELIZABETH	
BURRELL SIGMUND BURRELL AMBRE	SKYLARK PARK LLC
CARNES SHANE	PHILLIPS DEANNA
CHRISTENSEN CHARLES	CHRISTENSEN DIANNE
CONN JOSHUA H	CONN HEATHER
COOK MELINDA	
CUMMINGS ROBIN	CUMMINGS JOYCE
CURTIS DYLAN	
DAVIS KELLY	
EGEN KADDY	
EISENMANN-SCHUBERT MATTHIAS/THOMAS/ANDREAS	
FALTER TERRY	FALTER TERRI
FRANKLIN KYLE O	FRANKLIN VIKKI
GRANBERG LOREEN	
HAMMER KACEY	
IEREMIA JOSEPH	IEREMIA JESSICA
ISRAELSON MICHAEL ALLEN	ISRAELSON HEATHER VICTORIA
JACKMAN DAVID S	JACKMAN CHRISTINE E
KLUDT-PAINTER JONATHAN T	KLUDT-PAINTER ERICA L
LENZ TORE	
MARSH KIRT	MARSH DONNA
MARTIN CAROLYN	
MCCAY ASHON	MCCAY NATALIE
MCCULLOUGH DAVID M	
NEIDIFFER JUSTIN	
NEWMAN SCOTT D	NEWMAN CYNTHIA
PERRY JADEN	
PETERSBURG BIBLE CHURCH	
PHILLIPS JEANETTE	
RADFORD GENESIS & MARTINEZ-MACIAS	ALBERTO GREGORIO
ROESEL SALLY ANN ROESEL CHARLES MICHAEL	
RPM HOLDINGS INC	
SAKAMOTO DIANNA	QUEZON ALVIN
SCHWARTZ JAMES	SCHWARTZ LESLIE
SHAY SETH	SHAY KATIE
SKEEK GEORGE	
SLAVEN KILLIAN	
THOMASSEN SCOTT	RRT TRUST / SPECIAL NEEDS TRUST
TIDWELL JARED	
WORHATCH ERICA	
YUEN THAN	

Action #	2026-604
Meeting Date:	6/9/2026
Applicant(s):	Brian Newman
Property Owner(s):	Petersburg Borough
Agent/Representative:	-
Property Address:	1205 LAKE ST
Legal Description:	Lot 9, Block 258, Northeast Subdivision
Parcel ID	01-002-458
Acreage/Lot Size	10,000 sf
Current Zoning	Single-family Residential
Comp Plan Designation:	
Request Type:	Sale of borough property

A. EXECUTIVE SUMMARY

Applicant Request	Purchase 10,000 sf of borough-owned property
Staff Recommendation	Recommend Approve
Key Issues	Utilities are located approximately 100’ away. They will need to be extended prior to development.

B. PROJECT DESCRIPTION

Intended Use	Shop or ADU
Building/Development	-
Site Improvements	-
Operations Plan	-
Timeline	-

C. Site Characteristics

Topography:	Muskeg
Existing Structures:	None
Legal Access:	Lake St
Utilities:	Located on Lake St; would need to be extended to parcel
Flood Zone:	N/A

D. Zoning and Land Use

Zoning District: Single-family Residential	Actual Land Use: Residential
District Purpose:	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 Area	Zoning District	Actual Land Use
North	Single-family Residential	Vacant
South	Single-family Residential	Residential
East	Single-family Residential	Vacant
West	Single-family Residential	Residential

E. Lot Development Standards

	Standard	Conforms?
Minimum Lot Size	8,000 sf	Yes
Minimum Road Frontage	80 ft	Yes

F. Standards Analysis (PMC 16.12.050-16.12.080)

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

Subject property is zoned single-family residential.

2. 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 provided general plans but there are no specifics as to time when improvements will be completed.

G. DEPARTMENT REVIEWS

Department	Comments
Public Works	No Comments
PMP&L	No Comments
Fire	No Comments

H. 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.

I. Findings and Proposed Motion

- 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 Lake St.
- Findings 4: Utilities are located about 100’ away on Lake St.

Proposed Motion: I move to recommend to the Borough Assembly to approve sale of borough-owned property at 1205 LAKE ST.

J. 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 or added conditions.
4. Continue the hearing to allow for additional information or public input.
5. Recommend the application be denied.

K. Attachments

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

Attachment A. Maps

Petersburg Borough Land Purchase ***1205 Lake Street*** ***01-002-458***



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, 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:

Fee: \$

Date Rec'd:

Date: 05/04/2026

This is a request for land disposal via (circle one):
Lease Purchase Exchange Other

Parcel ID #(s) of Subject Property:
01-002-458

Proposed term of lease: _____
(total years)

1205 Lake St.

Legal Description of Property:
Lot 9, Plat #69-53 Block 258
Section 27, T58S, R79E,
Survey USS 1252A

Current Zoning of Property:
Single-Family
Residential

Applicant Name: Brian Adam Newman

Applicant Mailing Address: P.O. Box [REDACTED]

Petersburg, AK 99833

Applicant Contact Info:
(phone and/or email) [REDACTED]

1. Size of Area requested (identify the minimum area necessary in square feet): 10,000 ft²
2. Attach a map showing the location of the land requested. Map must show surrounding area with the land requested clearly marked with bolded borders or highlighted color.

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)

we are looking to put a dwelling and or consolidate and put a shop/garage on the lot

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

Petersburg Borough Eveni Mamoe (201 Galveston)
Brian & Marlana Newman (us)
(205 Galveston)

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: Building permit

6. What local, state or federal permits are required for the proposed use? (list all)

Will request a special use permit to construct a driveway for access to lot.

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

A. Name, address and place of incorporation: _____

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

Name and address of resident agent: _____

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

Born and raised in Petersburg, AK. We plan on raising our family here. We own the lot in front of the proposed lot to purchase.

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

Looking to expand without having borough utilities or infrastructure. Also adding rental or housing.

10. Prior to submitting this application, please verify with pertinent Borough Departments that the land requested for lease, purchase or exchange 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: Public Works has no public use for this property

Chen B. Fernald PW DIRECTOR
Signature of Department Commenter

Department Comments: ComDev has no public use for the property.

Liz Cabrera
Signature of Department Commenter

Department Comments:

Signature of Department Commenter

Department Comments:

Signature of Department Commenter

NOTICE TO APPLICANT(s):

Applicant will be required to pay a non-refundable filing fee with the Borough of \$500 to cover estimated costs of: a title report, survey, legal fees, postage, recording fees, public noticing and advertising and other costs incidental to the processing of this application.

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.

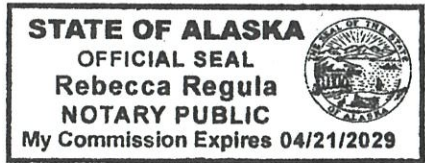
Brian A. Newman
Applicant/Applicant's Representative

Subscribed and sworn to by Brian Newman, who personally appeared

before me this 24th day of May, 2020.

Rebecca Regula
Notary Public

Notary Public in and for the State of Alaska. My Commission Expires: 4/21/2029



**Map of 1205 Lake Street
Lot 9, Plat #69-53 Block 258**



From: [Dave Ohmer](#)
To: [Anna Caulum](#)
Subject: Brian Newman Special Use Permit
Date: Monday, May 25, 2026 11:56:52 AM

External Email! Use Caution

Hello Anna and Planning Commission Members,

I am writing to offer my support for Brian Newman's Borough Land Acquisition and Special Use Permit request, at 1205 Lake Street. This kind of development is great news for the Borough. An unneeded Borough lot will help Brian and his family improve their home and property while adding another taxable lot and new development to the Borough's collection list. This is a perfect win-win, and I hope more property owners will follow Brian's lead, and where possible, further pursue their property dreams. I hope that the Planning Commission and then the Assembly will fully support Brian in these requests.

Sincerely,
Dave Ohmer



May 22, 2026

WALLACE GEORGE WALLACE CAROL
PO BOX [REDACTED]
PETERSBURG AK 99833-[REDACTED]

NOTICE OF SCHEDULED PUBLIC HEARINGS

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

A recommendation to the Borough Assembly regarding an application from Brian Newman to purchase borough property at 1205 Lake St (PID: 01-002-458)

The public hearing and consideration of the application will be held:	Tuesday, June 9, 2026, 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
CHRIS FRY	
HEATHER O'NEIL	
SARAH FINE-WALSH	
JIM FLOYD	
THOMAS KOWALSKE	
JOSHUA ADAMS	
MIKA CLINE	
NEWMAN BRIAN A	NEWMAN MARLENA
BENNETT LYLE E	BENNETT CAROL L
BIRCHELL CURTIS W	BIRCHELL KRISTI A
CARIELLO JAMES	
ESPOSITO GINA S	OLSON PAUL D
GELHAUS MARK	GELHAUS MARCELLA
GILLEN GEOFFREY	
GREINIER ANDREW C	
HOFSTAD KAREN J	KAREN HOFSTAD REVOCABLE TRUST
JENSEN MARK L	
KASTAMA SHARON	KASTAMA COREY
KETTEL HAROLD	BOULTON JANET
KRAVITZ MARY	KRAVITZ GARRETT
KUBO MASAHIRO	KUBO ELISE K
KVERNVIK JERALD A	KVERNVIK JANICE K
MAMOE EVENI	MAMOE SHARLAY N
MARTENS JENNY L	
MARTINSEN JAMES H	MARTINSEN DONNA
MARTINSEN JUDINE M	BISSET GEORGE J
MATHENY LARRY	MATHENY SHIRLEY
MCINTOSH MICHAEL R	MCINTOSH VICKI L
NELSON PATRICIA A	PATRICIA A NELSON REVOCABLE TRUST
NESS JEANETTE	
NILSEN MATT J	NILSEN VALAREE J
NILSEN ROBERT	NILSEN CARROL
NORDGREN OLE	NORDGREN KANDI
NORHEIM TAYLOR	
O'GARA DEBRA	
OHMER DAVE	
PHILLIPS JEB	
RANDRUP JOEL	RANDRUP KIM
RICE JEFFREY R	CABRERA ELIZABETH
RIEMER DAVID	RIEMER SALLY
SAMUELSON GAINHART	SAMUELSON AUDREY
SCHRAMMEK KAREN	
SIMBAHON KIMBERLEY A	
SIMBAHON TIARE R	
SMITH MARTHA N	
TAGABAN EDWARD J	TAGABAN JESSIELEA M
TAYLOR KATHRYN ALWYN	
THOMPSON THOMAS L	
US COAST GUARD	
WALLACE GEORGE	WALLACE CAROL
WARE RON	
WEAVER PAT ELAINE	
WELCH JERRY L	WELCH TERRY A
WESTRE BRUCE	WESTRE WENDY

Action #	2026-605
Meeting Date:	6/9/2026
Applicant(s):	Brian Newman
Property Owner(s):	Petersburg Borough
Agent/Representative:	-
Property Address:	LAKE ST ROW
Legal Description:	Portion of Lake St ROW
Parcel ID	
Acreage/Lot Size	10,000 sf
Current Zoning	Single-family Residential
Comp Plan Designation:	
Request Type:	Use of platted right-of-way for access

A. EXECUTIVE SUMMARY

Applicant Request	Use 10,000 sf of borough-owned right-of-way
Staff Recommendation	Recommend Approve
Key Issues	Applicant seeks access to 1205 Lake St, which he has applied to purchase.

B. PROJECT DESCRIPTION

Intended Use	Access to 1205 Lake St
Building/Development	-
Site Improvements	Intends to construct an access road.
Operations Plan	-
Timeline	-

C. Site Characteristics

Topography:	Muskeg
Existing Structures:	None
Legal Access:	Lake St
Utilities:	N/A
Flood Zone:	N/A

D. Zoning and Land Use

Zoning District: Single-family Residential	Actual Land Use: Residential
District Purpose:	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 Area	Zoning District	Actual Land Use
North	Single-family Residential	Vacant
South	Single-family Residential	Residential
East	Single-family Residential	Vacant
West	Single-family Residential	Residential

E. Lot Development Standards: N/A

F. Standards Analysis (PMC 19.76.050)

1. Impact on proposed site and surrounding properties, if any, of proposed activity:

Proposed activity is consistent with use of a right-of-way.

G. DEPARTMENT REVIEWS

Department	Comments
Public Works	No Comments
PMP&L	No Comments
Fire	No Comments

H. 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.

I. Findings and Proposed Motion

Finding 1: Application is consistent with intent of Special Use Permits.

Finding 2: Proposed use has no negative impact on proposed site.

Finding 3: Proposed use is compatible with surrounding area and uses.

Proposed Motion: I move to recommend to the Borough Assembly to approve a special use permit for 10,000 sf of the Lake St ROW for access to 1205 Lake St, subject to conditions of approval of this report.

Recommended Condition of Approval: Special use permit is granted only on the condition the applicant is conveyed 1205 Lake St.

J. 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 or added conditions.
4. Continue the hearing to allow for additional information or public input.
5. Recommend the application be denied.

K. Attachments

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

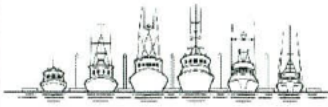
Attachment A. Maps

Newman - Special Use Permit to Access Lot 9 - 1205 Lake Street 01-002-458



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 SPECIAL USE PERMIT APPLICATION		CODE TO:	110.000.404110
		BASE FEE:	\$50.00
		PUBLIC NOTICE FEE:	\$70.00
		TOTAL:	\$120.00
DATE RECEIVED:	RECEIVED BY:	CHECK NO. or CC:	<i>cc 5/14/2026</i>
APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)	
NAME	Brian Newman	NAME	
MAILING ADDRESS	P.O. Box [REDACTED]	MAILING ADDRESS	
CITY/STATE/ZIP	Petersburg, AK 99833	CITY/STATE/ZIP	
PHONE	(907) [REDACTED]	PHONE	
EMAIL	[REDACTED]	EMAIL	
PROPERTY INFORMATION			
PHYSICAL ADDRESS or LEGAL DESCRIPTION: Access to 1205 Lake street lot			
PARCEL ID:	ZONE:	OVERLAY:	
CURRENT USE OF PROPERTY:	unused/ undeveloped extension of Lake street		LOT SIZE:
PROPOSED USE OF PROPERTY (IF DIFFERENT): Access to 1205 Lake street lot. Parcell ID: 01-0002-458			
WASTEWATER SYSTEM: Is there a wastewater system on the property? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
What is current or planned system? <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> DEC-approved on-site system			
WATER SOURCE: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Cistern/Roof Collection <input type="checkbox"/> Well			
LEGAL ACCESS TO LOT(S) (Street Name): Lake street			
TYPE OF APPLICATION			
<input checked="" type="checkbox"/> Use of Borough Right-of-Way.			
<input type="checkbox"/> Other:			
SUBMITTALS:			
Please submit site plan of the area you will be developing/using and additional information as required below.			
SIGNATURE(S):			
I hereby affirm all of 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):	<i>Brian A. Newman</i>	Date:	<i>10/20/23</i>
Owner(s):	_____	Date:	_____
Owner(s):	_____	Date:	_____

19.76 SPECIAL USE APPLICATION

(SUBMIT WITH SITE PLAN)

12/15/18

Applicant(s): Brian Adam Newmman

Address or PID: Extension of Lake street at the corner of Galveston and Lake street

Project Summary:

If I acquire 1205 Lake street Lot from the borough, then i would float a road in to access 1205 Lake off of the off the corner of Galveston and Lake street.

Conditions of approval as required in Petersburg Municipal Code 19.76.020:

(Note that all regulations and requirements of Title 19 must be satisfied in order to qualify for a special use permit.)

1. The Borough Assembly may issue the permit if the request, as approved by the Planning Commission, is found to be of beneficial nature to the community and that adjacent and surrounding property will not be adversely impacted.

There are instances when the private sector needs to use borough property for uses other than what the property was initially intended for. An example would be to use a platted, but undeveloped, right-of-way for private access to private property.

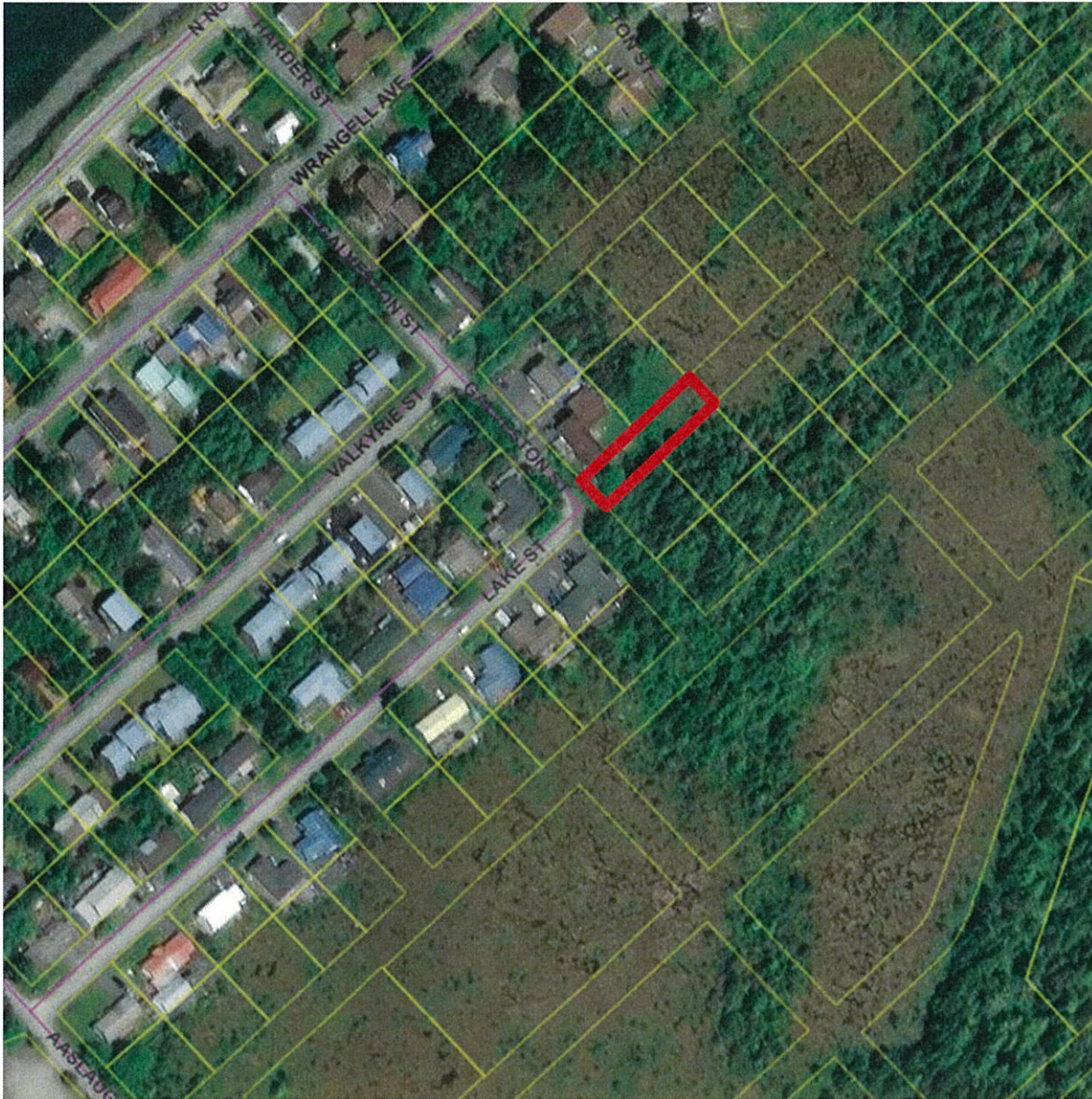
Explain how your application meets these conditions:

I would like to use a platted, undeveloped, right-of-way for private access to the private property.

[Faint signature]

[Faint signature]

Special Use Permit Application – Access to 1205 Lake Street Lot



From: [Dave Ohmer](#)
To: [Anna Caulum](#)
Subject: Brian Newman Special Use Permit
Date: Monday, May 25, 2026 11:56:52 AM

External Email! Use Caution

Hello Anna and Planning Commission Members,

I am writing to offer my support for Brian Newman's Borough Land Acquisition and Special Use Permit request, at 1205 Lake Street. This kind of development is great news for the Borough. An unneeded Borough lot will help Brian and his family improve their home and property while adding another taxable lot and new development to the Borough's collection list. This is a perfect win-win, and I hope more property owners will follow Brian's lead, and where possible, further pursue their property dreams. I hope that the Planning Commission and then the Assembly will fully support Brian in these requests.

Sincerely,
Dave Ohmer



May 22, 2026

NILSEN MATT J NILSEN VALAREE J
PO BOX [REDACTED]
PETERSBURG AK 99833-[REDACTED]

NOTICE OF SCHEDULED PUBLIC HEARINGS

The Petersburg Borough Planning Commission has scheduled a public hearing to consider:
A recommendation to the Borough Assembly regarding an application from Brian Newman for a special use permit to fill a portion of the undeveloped Lake St right-of-way for access to 1205 Lake St.

The public hearing and consideration of the application will be held:	Tuesday, June 9, 2026, 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
CHRIS FRY	
HEATHER O'NEIL	
SARAH FINE-WALSH	
JIM FLOYD	
THOMAS KOWALSKE	
JOSHUA ADAMS	
MIKA CLINE	
NEWMAN BRIAN A	NEWMAN MARLENA
BENNETT LYLE E	BENNETT CAROL L
BIRCHELL CURTIS W	BIRCHELL KRISTI A
CARIELLO JAMES	
ESPOSITO GINA S	OLSON PAUL D
GELHAUS MARK	GELHAUS MARCELLA
GILLEN GEOFFREY	
GREINIER ANDREW C	
HOFSTAD KAREN J	KAREN HOFSTAD REVOCABLE TRUST
JENSEN MARK L	
KASTAMA SHARON	KASTAMA COREY
KETTEL HAROLD	BOULTON JANET
KRAVITZ MARY	KRAVITZ GARRETT
KUBO MASAHIRO	KUBO ELISE K
KVERNVIK JERALD A	KVERNVIK JANICE K
MAMOE EVENI	MAMOE SHARLAY N
MARTENS JENNY L	
MARTINSEN JAMES H	MARTINSEN DONNA
MARTINSEN JUDINE M	BISSET GEORGE J
MATHENY LARRY	MATHENY SHIRLEY
MCINTOSH MICHAEL R	MCINTOSH VICKI L
NELSON PATRICIA A	PATRICIA A NELSON REVOCABLE TRUST
NESS JEANETTE	
NILSEN MATT J	NILSEN VALAREE J
NILSEN ROBERT	NILSEN CARROL
NORDGREN OLE	NORDGREN KANDI
NORHEIM TAYLOR	
O'GARA DEBRA	
OHMER DAVE	
PHILLIPS JEB	
RANDRUP JOEL	RANDRUP KIM
RICE JEFFREY R	CABRERA ELIZABETH
RIEMER DAVID	RIEMER SALLY
SAMUELSON GAINHART	SAMUELSON AUDREY
SCHRAMMEK KAREN	
SIMBAHON KIMBERLEY A	
SIMBAHON TIARE R	
SMITH MARTHA N	
TAGABAN EDWARD J	TAGABAN JESSIELEA M
TAYLOR KATHRYN ALWYN	
THOMPSON THOMAS L	
US COAST GUARD	
WALLACE GEORGE	WALLACE CAROL
WARE RON	
WEAVER PAT ELAINE	
WELCH JERRY L	WELCH TERRY A
WESTRE BRUCE	WESTRE WENDY