



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Agenda Planning Commission Regular Meeting

Tuesday, July 14, 2026

12:00 PM

Assembly Chambers

You are invited to a Zoom meeting.

When: Tuesday, July 14, 2026, 12:00 PM Alaska

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

Please click the link below to join the webinar:

[https://petersburgak-
gov.zoom.us/j/85140986125?pwd=JsHQrRtd7nBQua8AebVLObL43RLkvz.1](https://petersburgak.gov.zoom.us/j/85140986125?pwd=JsHQrRtd7nBQua8AebVLObL43RLkvz.1)

Passcode: 959512

Webinar ID: 851 4098 6125

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. Meeting Minutes 6.9.2026.

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**

A. Acceptance and scheduling of an application from Kitos LLC for a special use permit for use of a borough ROW for a landing, porch, and wheelchair ramp at 200 CHIEF JOHN LOTT ST (PID: 01-007-382).

7. **Public Hearing Items**

A. Consideration of an application from Central Council Tlingit & Haida Indian Tribes of Alaska (CCTHIA) for a minor subdivision at 1200 HAUGEN DR (PID: 01-012-010).

B. Recommendation to the Borough Assembly regarding an application to rezone borough-owned property from Open Space Recreational to Single Family Mobile

Home in preparation for sale of Lots 26 and 27, Section 33, T58S, R79E. (PID: 01-028-100 and 01-028-150).

- C.** Consideration of an application from Eric Grundberg for a variance from the rear yard and side yard setbacks to construct a garage within 3' of the property line at 304 HOGUE ALLEY (PID: 01-011-092).

8. Non-Agenda Items

A. Commissioner Comments

- Communication Facility Overlay ordinance

B. Staff Comments

C. Next Meeting is August 11, 2026.

9. Adjournment



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, June 09, 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 Secretary Sarah Fine-Walsh
Commissioner Joshua Adams
Commissioner Mika Cline
Commissioner Thomas Kowalske
Commissioner Jim Floyd

ABSENT

Commission Vice-Chair Heather O'Neil

Commission Chair Chris Fry excused Commission Vice-Chair O'Neil from this meeting.

3. Acceptance of Agenda

The agenda was accepted as presented.

Motion made by Commission Secretary Fine-Walsh, Seconded by Commissioner Adams.
Voting Yea: Commission Chair Fry, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske, Commissioner Floyd

4. Approval of Minutes

A. May 12, 2026, Meeting Minutes

The May 12, 2026, Meeting Minutes were unanimously approved.

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

Voting Yea: Commission Chair Fry, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske, Commissioner Floyd

5. Public Comments

Judy Ohmer spoke representing herself, she thanked the Commission for the work they have done regarding the overlay and ordinances.

6. Consent Calendar

None

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).

Motion made by Commission Floyd, Seconded by Commission Secretary Fine-Walsh.

Commissioner Adams mentioned the application seems straightforward.

Commission Secretary Fine-Walsh asked whether the conditions of approval were limited to a massage therapy business only. Director Cabrera responded that they were limited to that type of occupation.

Commissioner Floyd addressed off-street parking and noted that the driveway has space for three vehicles.

Suzanne Webb, the applicant, stated that she would direct her clients to park in the driveway rather than on the street.

Commissioner Kowalske stated that, with only one or two clients a day, he will be in full support of the application.

Voting Yea: Commission Chair Fry, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske, Commissioner Floyd

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).

Erica Worhatch spoke representing herself, she asked why the property was not going up for public bid.

Commissioner Chair-Fry confirmed with Director Cabrera that the Commission is recommending the sale to the Borough Assembly, and that the Assembly has the

authority to decide how to proceed with the sale. Director Cabrera confirmed that the method of sale is at the Assembly's discretion.

Commissioner Adams mentioned the nonrefundable five-hundred-dollar fee just for asking to purchase Borough property. This opportunity is open to anyone interested. Director Cabrera confirmed this.

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

Discussion

Voting Yea: Commission Chair Fry, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske, Commissioner Floyd

- 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.

Motion to initiate a rezone made by Commission Secretary Fine-Walsh, Seconded by Commissioner Adams.

Voting Yea: Commission Chair Fry, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske, Commissioner Floyd

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

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

Commission Secretary Fine-Walsh commented that she likes to see property added to the tax roll as well as property and house development.

Commissioner Chair-Fry mentioned he likes to see property development and would recommend this.

Commissioner Floyd referred to page 35 of the packet, noting the principal uses and the options available if the property is purchased.

Discussion regarding the floating road access.

Voting Yea: Commission Chair Fry, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske, Commissioner Floyd

- 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.

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

Voting Yea: Commission Chair Fry, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske, Commissioner Floyd

8. Non-Agenda Items

A. Commissioner Comments

The Commission discussed the proposed ordinance creating an overlay zone for wireless communication facilities.

Becky Knight spoke representing herself, she questioned how the Commission would proceed after the Borough Assembly vote for the ordinance 2016-14 to regulate wireless communication facilities and other towers and transmitters failed 3-3.

Director Cabrera stated that it has a new ordinance number, it's a whole new ordinance. If they don't vote to have it come back to Planning Commission, it does not come back to you. It's still with the Assembly.

David Beebe spoke on behalf of himself regarding regulatory standards on cell towers.

B. Staff Comments

Director Cabrera confirmed with the Commission their request to include the overlay on the next agenda for Commissioner Comments.

C. Next Meeting is July 14, 2026

9. Adjournment

The meeting adjourned at 12:53PM.

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

Voting Yea: Commission Chair Fry, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske, Commissioner Floyd



PETERSBURG BOROUGH SPECIAL USE PERMIT APPLICATION

For Borough Use	Date: <u>6/30/26</u>
Base Fee: \$50	Check No. or CC: <u>CC</u>
Public Notice Fee: \$70	Received by: <u>TH/CC</u>
Total: \$120	Code to: 110.000.404110

APPLICANT INFORMATION

NAME: KITOS LLC DBA KITO'S PUBLIC HOUSE

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION: <u>200 CHIEF JOHN LOTT STREET</u>			Lot Size: <u>8,463</u>
LOT: <u>1B</u>	BLOCK: <u>B</u>	SUBDIVISION: <u>Kito s/Lock's</u>	PLAT #: <u>2005-13</u>
PARCEL ID: <u>01-007-382</u>		ZONE: <u>Commercial-2</u>	OVERLAY: <u>N/A</u>

CURRENT USE OF PROPERTY: commercial

PROPOSED USE OF PROPERTY: same

LEGAL ACCESS AND UTILITIES

WASTEWATER SYSTEM: What is the current or planned system? ☒ Municipal ☐ DEC-approved on-site system

WATER SOURCE: What is the current or planned system? ☒ Municipal ☐ Cistern/Roof Collection ☐ Well

LEGAL ACCESS TO LOT(S) (Street Name): Chief John Lott St

TYPE OF APPLICATION

- ☐ Use of Borough right-of-way for access to private property
- ☒ Other: Ground landing of an exit stairway, porch, and wheelchair ramp.

SUBMITTALS

Sketch plat showing area to be used and approximate size.

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: 06/30/2026

Owner (if different from applicant): _____ Date: _____

Owner (if different from applicant): _____ Date: _____

19.76 SPECIAL USE APPLICATION

(SUBMIT WITH SITE PLAN)

Applicant(s): KITOS LLC DBA KITO'S PUBLIC HOUSE

Project Summary:

APPLICATION FOR SPECIAL USE OF HANDICAP RAMP AT KITO'S PUBLIC HOUSE
THAT IS ALREADY IN PLACE AND IN USE FROM PRIOR OWNERSHIP.

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:

APPLICATION FOR SPECIAL USE OF HANDICAP RAMP AT KITO'S PUBLIC HOUSE
THAT IS ALREADY IN PLACE AND IN USE FROM PRIOR OWNERSHIP.

Petersburg Borough
PO Box 329
12 South Nordic Drive
Petersburg, AK 99833
907-772-4425

Print

6/30/2026

10:40:09AM

Account

Misc - SUP Kitos LLC
Payment

Amount

120.00

Payments

Visa

*****0621

120.00

Auth # 10764161

Total Payments

120.00

Thank You For Your Payment,
CPFrontDesk

Batch # 34749 Contact # 6

Keep this receipt for your records.

Payment 6/30/2026 10:40:00AM

Record in the Petersburg Recording District

SPECIAL USE PERMIT

This SPECIAL USE PERMIT, issued by the City of Petersburg, Alaska, whose mailing address is PO Box 329, Petersburg, Alaska 99833, hereinafter referred to as the "City", will allow Kito's Kave, Inc., whose mailing address is PO Box 1510 Petersburg, Alaska 99833, hereinafter referred to as "Permittee", the use of a portion of the Chief John Lott Street right of way adjacent to Lot 1 of Block B within Petersburg Tidelands Subdivision, 1957, and Lots 4 and 5 of Block 26 within US Survey 1252, August of 1918, Petersburg Recording District, as shown on the sketch attached as Exhibit A.

This Special Use Permit is subject to the following terms and conditions:

1. The Permittee agrees a copy of this Special Use Permit shall be duly recorded in the Petersburg Recording District for the State of Alaska with the cost of recording to be borne by the Permittee.
2. Permittee agrees to assume full control and responsibility for all activities connected with this permit. The Permittee shall defend and save harmless the City and all of its representatives from any liability, claim, demand, loss, damage or expense of whatsoever character, directly or indirectly, including, for example, attorney's fees and costs incurred by the City, arising from or in any way related to this permit, whether or not caused in part by the negligence of the party indemnified herein, including without limitation of the foregoing, any such liability, claim, demand, loss, damage or expense; (a) arising out of, or directly or indirectly due to any failure of Permittee to satisfy his obligations under this permit, including compliance with the workers' compensation and other employee benefit laws or the applicable federal, state and local laws governing use of the property; and/or (b) arising out of, or directly or indirectly due to any accident or other occurrence causing injury to any person or persons or property on account of any act or omission by the Permittee or its representatives in connection with the Permittee's use of the property or any improvements thereon. Permittee shall further indemnify the City against all liens and charges that may be established against the premises or any improvements thereon as a consequence, direct or indirect, of any act or omission of the Permittee under this permit.
3. No future claim nor any real property interest is granted to the Permittee to the above described area. This permit is not transferable; it is for the use of the within named Permittee only.
4. The Permittee shall have the right to use the above described area for a ground landing of an exit stairway and porch and handicap ramp from the structure located on Lot 1 of Block B within Petersburg Tidelands Subdivision, 1957, and Lots 4 and 5 of Block 26 within US Survey 1252, August of 1918, Petersburg Recording District.

POOR FILMING QUALITY

5. The Permittee agrees to be wholly responsible for the maintenance and upkeep of the above described stairway, porch and handicap ramp and acknowledges the City has no responsibility whatsoever for maintenance, upkeep or repair.

6. Insurance Requirements

(1) At such times as Permittee has persons employed by him working in the above described area or any work related to this Permit, Permittee shall be required to obtain and maintain during the full term of such employment, insurance in at least the required statutory amounts covering claims under workers compensation, disability benefit or other similar employee benefit acts; and

(2) By action of the City Council on November 2, 1992, the City Council required no general liability insurance.

7. If the Permittee keeps, observes and performs all of the terms and conditions of this Permit, the Permittee may, peaceably and quietly, continue the use of the area specified in this permit for an indefinite term however, the City reserves the right to terminate this Permit upon six (6) months written notice of intent to revoke said Permit. If Permittee's use of the area specified in this permit ceases for a continuous period of 365 days, such disuse shall be considered an abandonment and consequent termination of this permit.

PASSED and APPROVED by the City Council of the City of Petersburg, Alaska this 2 day of November, 1992.

DATED this 16 day of November, 1992.

PERMITTEE: Kito's Kave, Inc.
Petersburg, Alaska

By: J.M. Swainson
J.M. Swainson
Its: President

UNITED STATES OF AMERICA)

) ss.

STATE OF ALASKA)

THIS IS TO CERTIFY that on this 16 day of Nov, 19 92, before the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared J.M. Swainson, President (office), of the corporation described in and which executed the above and foregoing instrument, and acknowledged to me that said instrument is the free and voluntary act of said corporation for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS My Hand and Official Seal, the day and year in this certificate first above written.

Notary Public in and for the State of Alaska residing at Petersburg, Alaska. My commission expires 11/21/93



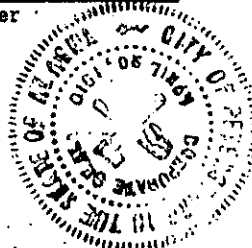
BOOK 6040 PAGE 114

DATED this 4 day of November 1992.

CITY OF PETERSBURG, ALASKA

William R. Robinson
City Manager

ATTEST:

Patricia Curtiss
City Clerk

UNITED STATES OF AMERICA)

) ss.

STATE OF ALASKA)

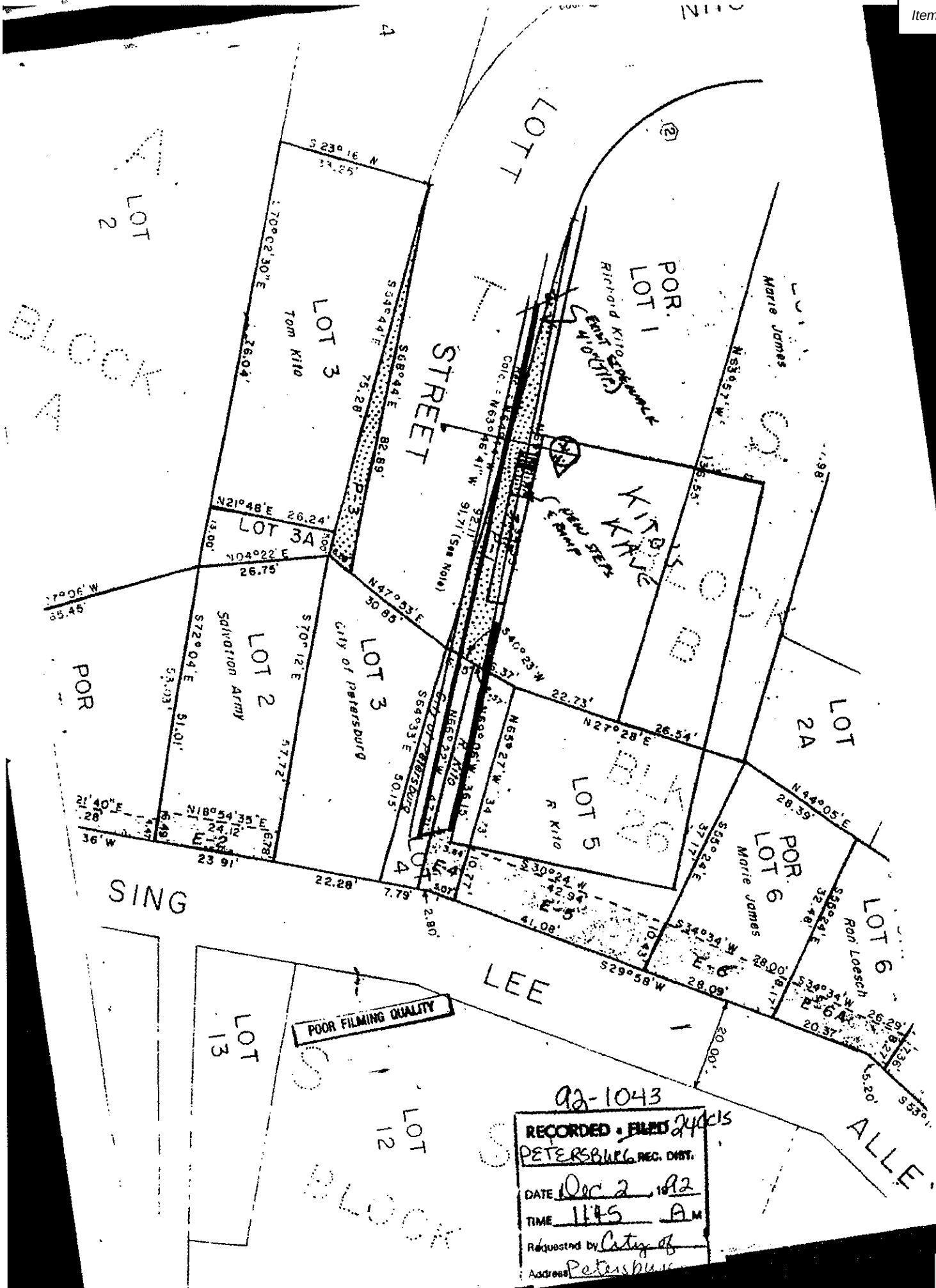
THIS IS TO CERTIFY that on this 4 day of Nov. 1992, before the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared William R. Robinson and Patricia Curtiss to me known to be the City Manager and City Clerk respectively of the City of Petersburg, Alaska which executed the above and foregoing instrument, and acknowledged to me that said instrument is the free and voluntary act of said city for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument and that the seal affixed is the corporate seal of city.

WITNESS My Hand and Official Seal the day and year in this certificate first above written.

Charles A. Jones
Notary Public in and for the State of Alaska residing at
Petersburg, Alaska. My commission expires 11/21/93



District Recording Office
Return to:
City of Petersburg
Atten: P. Curtiss
PO Box 329
Petersburg, Alaska 99833



PLANNING COMMISSION STAFF REPORT

Action #	2026-0101
Meeting Date:	7/14/2026
Applicant(s):	Central Council of the Tlingit & Haida Indian Tribes of Alaska
Property Owner(s):	Petersburg Borough
Agent/Representative:	
Property Address:	1200 HAUGEN DR
Legal Description:	Ptn of USS 1168
Parcel ID	01-012-010
Acreage/Lot Size	10,036
Current Zoning	Public Use
Comp Plan Designation:	Public Facilities
Request Type:	Minor Subdivision

EXECUTIVE SUMMARY

Applicant Request: Applicant requests approval of a minor subdivision.

Staff Recommendation: Approve with conditions

Key Issues:
 Minor subdivision on Haugen Drive
 Borough Assembly has approved sale of the parcel.

PROJECT DESCRIPTION

Proposal Details

Intended Use TO SUBDIVIDE A PARCEL TO CREATE A 10,036 SF LOT

SITE CHARACTERISTICS

Size: 10,036 sf
Topography: muskeg
Existing Structures: none
Legal Access: Haugen Dr
Utilities: Adjacent
Flood Zone: n/a
Constraints: none

ZONING AND LAND USE ANALYSIS

Current Zoning

Zone Public Use

Intent P-1 provides for areas for public uses, such as parks, playgrounds, government-owned buildings, and municipal facilities.

Principal Uses Uses outlined in Section 19.48.20 for P-1 include, but are not limited to, all uses in SF and gov't and quasi-gov't uses.

Conditional Uses There are no conditional uses in the P-1 district.

Surrounding Zoning		Actual Land Use	
North	Commercial-1		Commercial/Industrial
South	Commercial-2		Vacant
East	Commercial-1		Commercial/Industrial

West	Public Use	Public
------	------------	--------

LOT DEVELOPMENT STANDARDS				
Standard	Required	Proposed	Conforms?	Comment
Min. Lot Size	0	10,036 sf	Yes	
Max. Lot Coverage	100%		Yes	
SUBDIVISION CRITERIA 18.20.010				

STANDARD		PROPOSED	COMMENT
1.The plat subdivides a single lot into not more than four lots;		2	
2.The plat provides legal and physical access to a public highway or street for each lot created by the subdivision;		Haugen Dr.	
3.The plat does not contain or require a dedication of a street, right-of-way, or other area;		No dedication required.	
4.The plat does not require a vacation of a public dedication of land or a variance from a subdivision regulation;		No vacation or variance required.	
5.The outside corners of each lot are marked and at least two outside corners of the whole subdivision tract are referenced to publicly recorded survey markers;			Will be required on final plat submission.
6.The written approval of the public works, engineering, power and light and police departments has been noted on the application.			See below.

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. 2026-0101 TO SUBDIVIDE A PARCEL TO CREATE A 10,036 SF LOT at 1200 HAUGEN DR
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. Resolution 2026-16 |
| 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. 2026-0101

A RESOLUTION OF THE PETERSBURG BOROUGH PLANNING COMMISSION RECOMMENDING THE APPROVAL OF A MINOR SUBDIVISION TO SUBDIVIDE A PARCEL TO CREATE A 10,036 SF LOT AT 1200 HAUGEN DR

WHEREAS, on July 14, 2026, the Planning Commission, acting as the Platting Board, conducted a duly and properly noticed public hearing to consider an application for a minor subdivision TO SUBDIVIDE A PARCEL TO CREATE A 10,036 SF LOT at 1200 HAUGEN DR, legally described as Ptn of USS 1168, 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: The proposed project meets the criteria for a minor subdivision of 18.20.010 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.

Finding 4: This subdivision allows for conveyance of a 10,036 sf parcel approved for sale by the Borough Assembly, on June 15, 2026 as Resolution 2026-16, to the Central Council of the Tlingit & Haida Indian Tribes of Alaska dba Tidal Networks.

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 July, 2026, by the following vote:

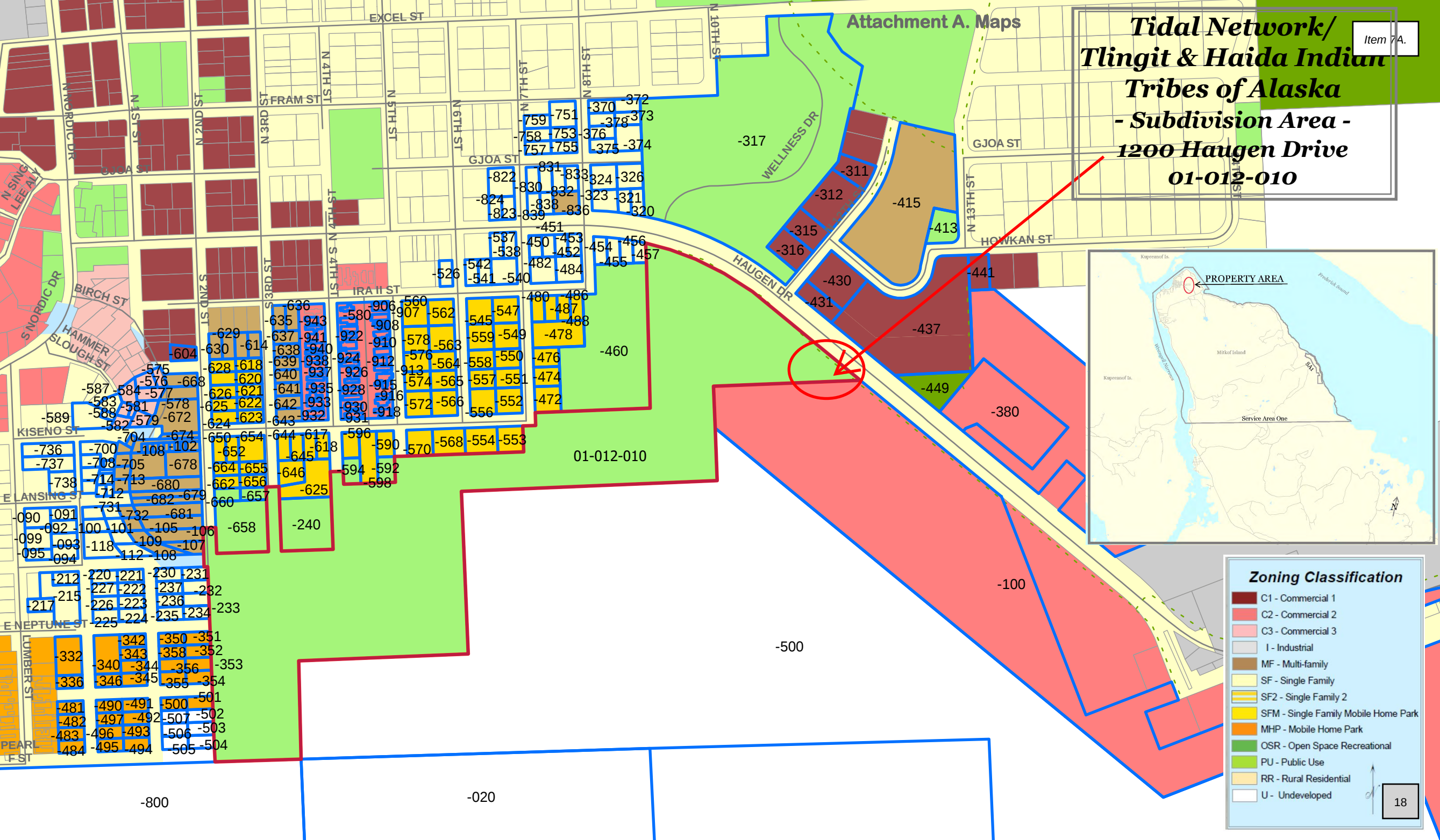
AYE:

NAY:

ABSENT:

Chair, Planning Commission

**Tidal Network/
Tlingit & Haida Indian
Tribes of Alaska**
**- Subdivision Area -
1200 Haugen Drive
01-012-010**



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

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Attachment B. Applicant Material

Item 7A.



PETERSBURG BOROUGH LAND USE APPLICATION

For Borough Use	Date:
Base Fee:	Check No. or CC:
Public Notice Fee: \$70	Received by:
Total:	Code to: 110.000.404110

APPLICANT INFORMATION

NAME: Richard Peterson

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION: 1200 Haugen Drive			Lot Size:
LOT:	BLOCK:	SUBDIVISION:	PLAT #:
PARCEL ID: 01-012-010		ZONE:	OVERLAY:

Current Use of Property: Owned by the City of Petersburg

Proposed Use of Property: A build site for Fixed Wireless Broadband with the capacity to expand emergency services, cellular carriers, radio equipment, etc.

LEGAL ACCESS AND UTILITIESWASTEWATER SYSTEM: What is the current or planned system? ☐ Municipal ☐ DEC-approved on-site systemWATER SOURCE: What is the current or planned system? ☐ Municipal ☐ Cistern/Roof Collection ☐ Well

LEGAL ACCESS TO LOT(S) (Street Name):

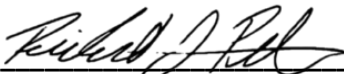
Haugen Drive

TYPE OF APPLICATION AND BASE FEES☐ 18.18 Record of Survey (\$50) (Note: No Public Notice Fee)☒ 18.20 Minor Subdivision/18.24 Preliminary Plat/18.19 Replat (\$75 + \$10 per lot)☐ 18.24 Final Plat (\$25 per lot)**SUBMITTALS**

For Subdivision applications, please submit a prepared plat map as required by borough code.

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: 12/05/2025

Owner (if different from applicant): _____ Date: _____

Owner (if different from applicant): _____ Date: _____

CERTIFICATE OF OWNERSHIP

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE HAUGEN SUBDIVISION AS SHOWN ON THIS PLAT. I APPROVE THIS SURVEY AND PLAT.

XX XX XX
1200 HAUGEN DRIVE, PETERSBURG,
ALASKA 99833

DATE

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF

_____, 20_____

BY:

(PERSON APPEARING)

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____

PLAT APPROVAL

I CERTIFY THAT THIS SUBDIVISION PLAT AS SHOWN COMPLIES WITH THE SUBDIVISION REGULATIONS OF THE CITY OF PETERSBURG. THIS SUBDIVISION PLAT IS APPROVED FOR THE RECORDING BY THE DISTRICT RECORDER IN THE PETERSBURG RECORDING DISTRICT.

DATE

CHAIR, PETERSBURG PLATTING BOARD

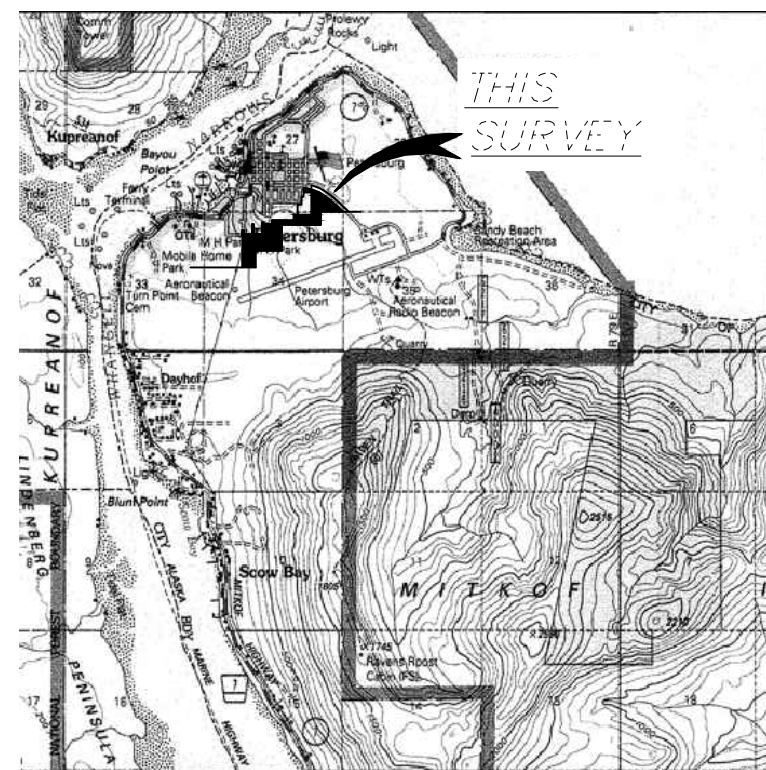
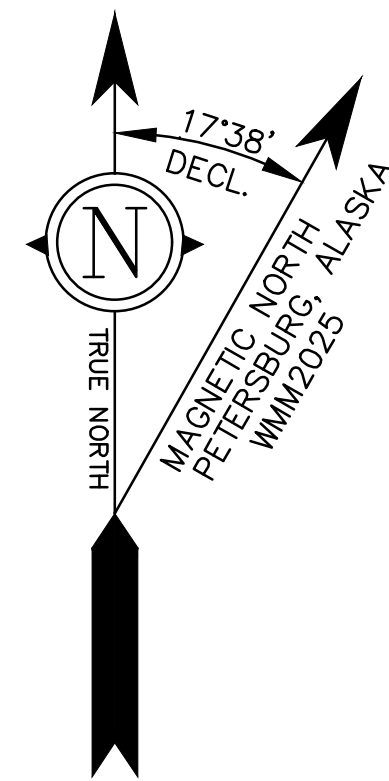
DATE

ATTEST
SECRETERY, PETERSBURG PLATTING BOARD**TAX CERTIFICATE**

I CERTIFY I AM THE FINANCE DIRECTOR OF THE CITY OF PETERSBURG. U.S. SURVEY NO.1168 IS OWNED BY THE CITY OF PETERSBURG, SO THERE ARE NO TAXES ASSESSED AGAINST THIS PARCEL.

NAME:

DATE:

**VICINITY MAP**

SOURCE: U.S.G.S. QUADRANGLE PETERSBURG (D-3), ALASKA 1986

1"= 1 MILE

NOTES

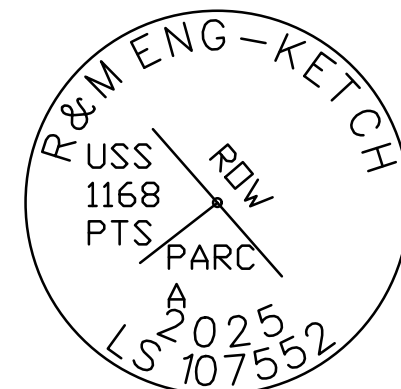
- THE EXISTING ORIGINAL CORNERS WERE RECOVERED AND USED TO CONTROL AND CALCULATE THE LOCATION OF THE SUBDIVISION BOUNDARIES, AS SHOWN ON THIS PLAT.
- SET 30" LONG 5/8" DIAMETER REBAR WITH 2" ALUMINUM CAP WITH PLASTIC INSERT AT LOCATIONS AS INDICATED ON THIS PLAT, STAMPED AS SHOWN IN THE TYPICAL.
- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000, AND/OR CORNER POSITIONS HAVE A RELATIVE POSITION ACCURACY AT THE 95 PERCENT CONFIDENCE LEVEL OF 0.13 FEET PLUS 100 PPM.
- ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- THIS PLAT IS SUBJECT TO:
 - THIS PLAT IS SUBJECT TO THE NOTES AND EASEMENTS SHOWN ON PLAT 2009-16.
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 - THIS PLAT IS SUBJECT TO THE NOTES AND EASEMENTS SHOWN ON PLAT 2023-5.
 - THIS PLAT IS SUBJECT TO THE NOTES AND EASEMENTS SHOWN ON PLAT 2016-4.

LEGEND

	FOUND PRIMARY MONUMENT-3 1/4" DIA. ALUM. CAP ON 2 1/2" DIA. ALUM. POST WITH MAGNET UNLESS OTHERWISE NOTED
	SECONDARY MONUMENT RECOVERED
	SECONDARY MONUMENT SET THIS SURVEY
	UNSURVYED
	SURVEYED
	OVERHEAD UTILITY LINE
	RECORD BEARING AND DISTANCE PLAT 2009-16
	UTILITY POLE

BASIS OF BEARING

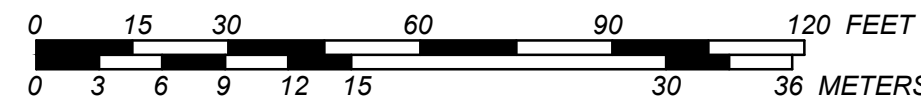
BEARINGS SHOWN ARE NAD 83 GEODETIC BEARINGS BASED ON HIGH PRECISION GLOBAL NAVIGATION SATELLITE SYSTEM TECHNOLOGY, USING TRIMBLE R10-2 RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED USING TRIMBLE BUSINESS CENTER SOFTWARE VERSION 2025.10. DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.

TYPICAL SECONDARY MONUMENT SET THIS SURVEY

SET 5/8" X 30" LONG REBAR (UNLESS OTHERWISE NOTED) AND 2" ALUMINUM CAP WITH PLASTIC INSERT

SCALE 1"=30'

THIS DRAWING MAY BE REDUCED, VERIFY SCALE BEFORE USING



1 METER = 3.2808333 U.S. SURVEY FEET
1 U.S. ACRE = 0.4047 HECTARES

DATE OF SURVEY: _____	R&M ENGINEERING-KETCHIKAN, INC. 7180 REVILLA ROAD, SUITE 300 KETCHIKAN, AK 99901 Phone: (907) 225-7817 CERTIFICATE OF AUTHORIZATION #: C576
BEGINNING: _____ OCTOBER, 2025	
ENDING: _____ OCTOBER, 2025	

**A PLAT OF
HAUGEN SUBDIVISION
CREATING PARCEL A**

A SUBDIVISION OF
USS 1168 PETERSBURG TOWNSITE
PARCEL 01-012-010
LOCATED WITHIN
USS 1168 PETERSBURG TOWNSITE

CREATING PARCEL A
CONTAINING 0.23 ACRES MORE OR LESS

PETERSBURG RECORDING DISTRICT

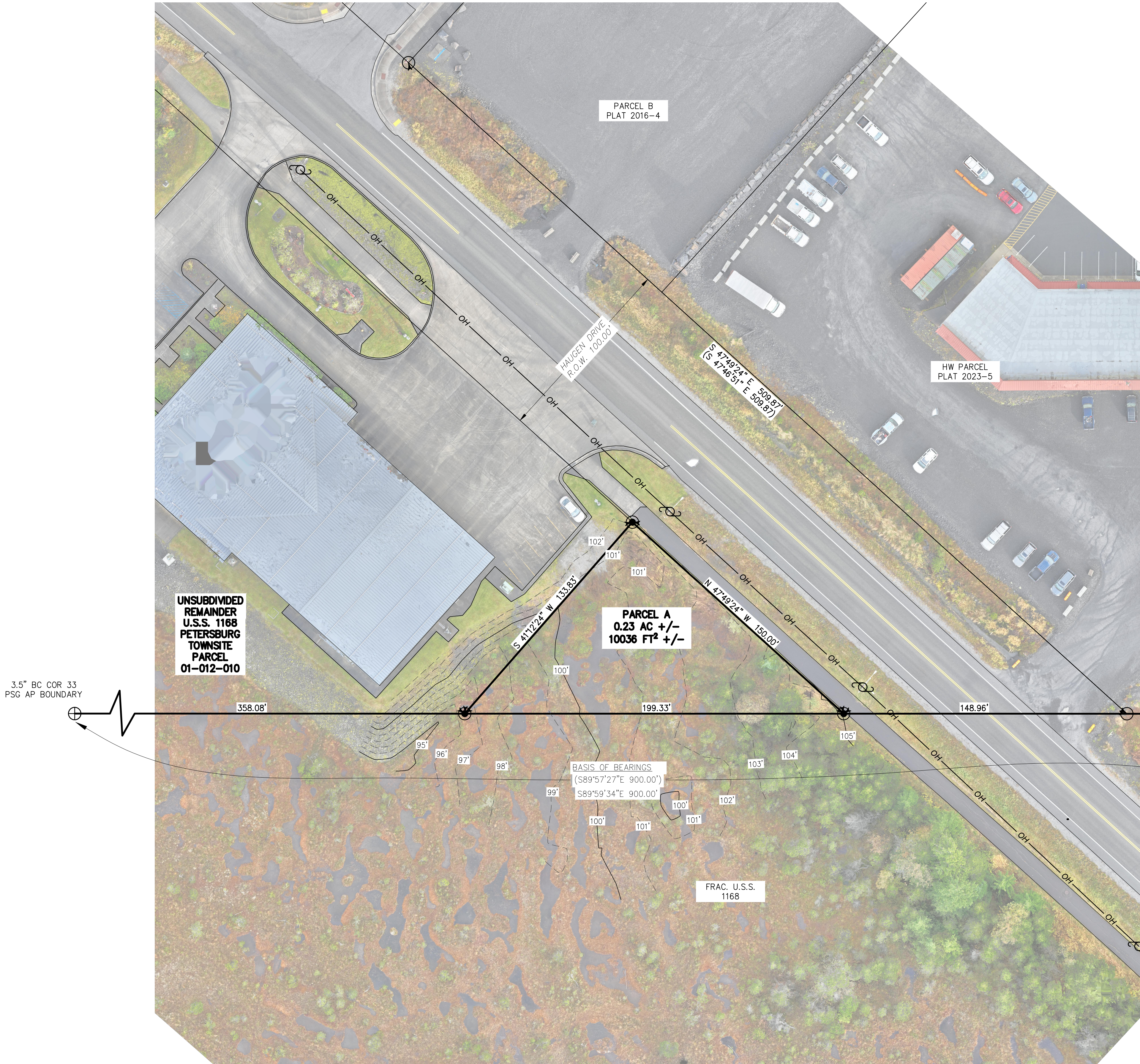
DRAWN BY: EBH	
DATE: NOVEMBER 2025	
SURVEYOR: EBH	
SCALE: 1"=30'	CHECKED: CGP
	RM PROJECT NUMBER 252759.01

SURVEYOR'S CERTIFICATE

I HEREBY 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 ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE

CHRISTOPHER G. PIBURN, PLS # 107552

**PRELIMINARY**

CERTIFICATE OF OWNERSHIP

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE HAUGEN SUBDIVISION AS SHOWN ON THIS PLAT. I APPROVE THIS SURVEY AND PLAT.

XX XX XX
1200 HAUGEN DRIVE, PETERSBURG,
ALASKA 99833

DATE

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF

_____, 20_____.

BY:

(PERSON APPEARING)

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____

PLAT APPROVAL

I CERTIFY THAT THIS SUBDIVISION PLAT AS SHOWN COMPLIES WITH THE SUBDIVISION REGULATIONS OF THE CITY OF PETERSBURG. THIS SUBDIVISION PLAT IS APPROVED FOR THE RECORDING BY THE DISTRICT RECORDER IN THE PETERSBURG RECORDING DISTRICT.

DATE

CHAIR, PETERSBURG PLATTING BOARD

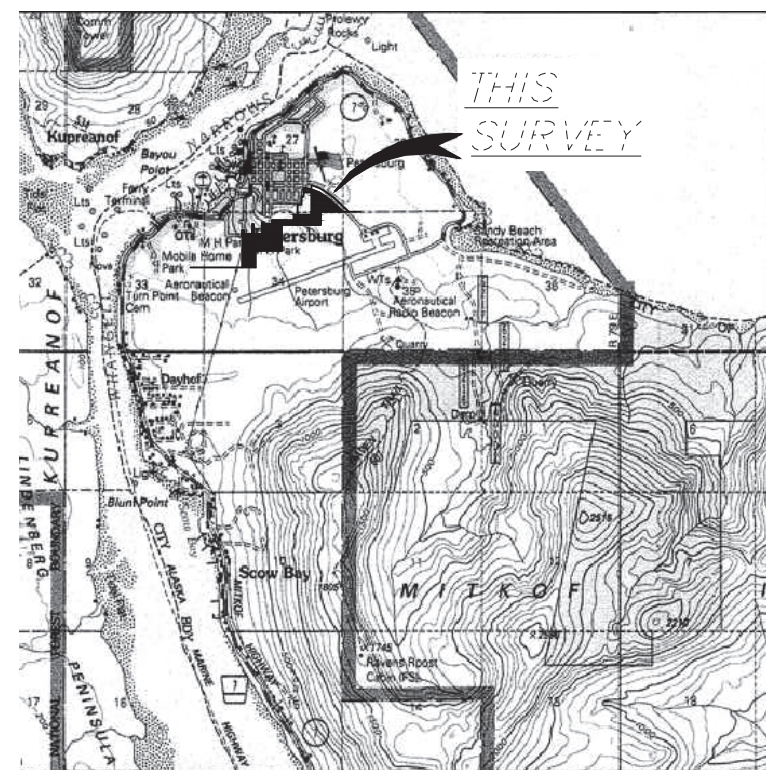
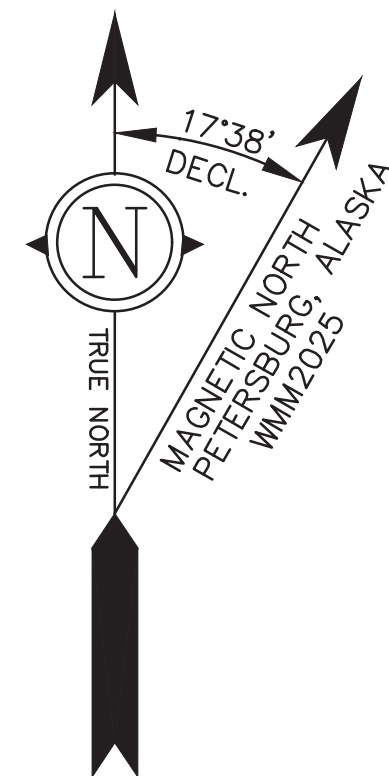
DATE

ATTEST
SECRETERY, PETERSBURG PLATTING BOARD**TAX CERTIFICATE**

I CERTIFY I AM THE FINANCE DIRECTOR OF THE CITY OF PETERSBURG. U.S. SURVEY NO.1168 IS OWNED BY THE CITY OF PETERSBURG, SO THERE ARE NO TAXES ASSESSED AGAINST THIS PARCEL.

NAME:

DATE:

**VICINITY MAP**

SOURCE: U.S.G.S. QUADRANGLE PETERSBURG (D-3), ALASKA 1986

1"= 1 MILE

NOTES

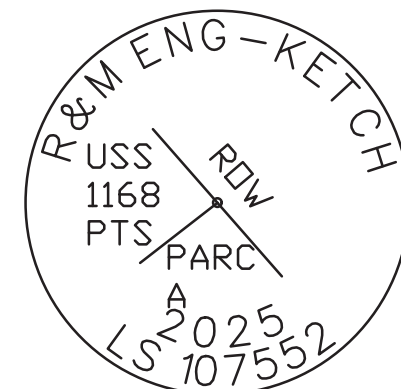
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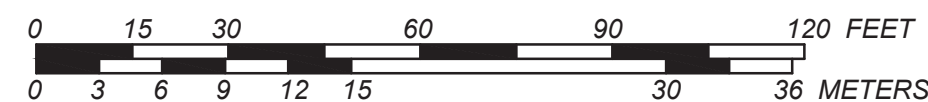
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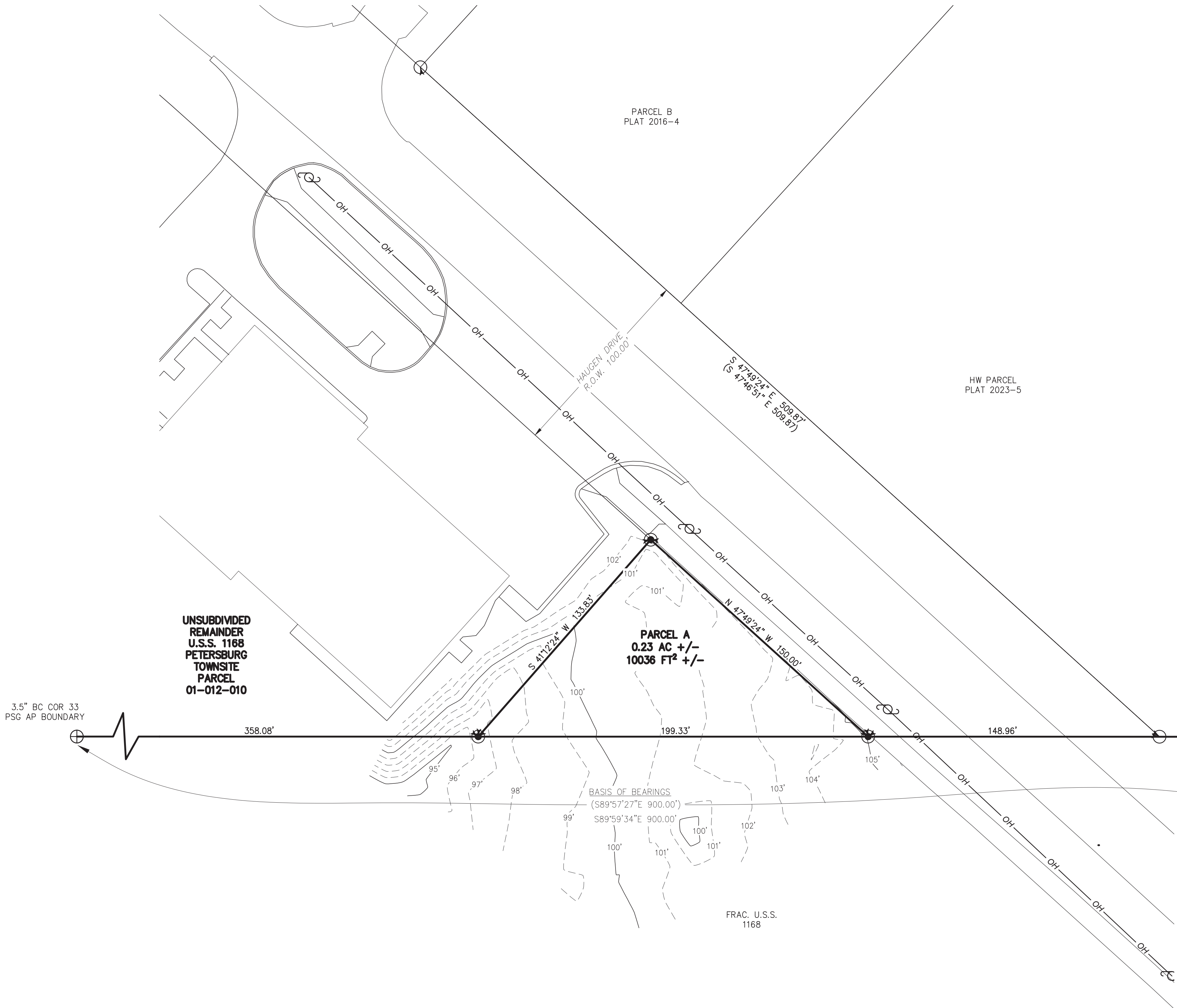
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DATE

CHRISTOPHER G. PIBURN, PLS # 107552

**PRELIMINARY**

From: [Kurt Kvernvik](#)
To: [Anna Caulum](#)
Subject: letter for Psg Planning Commission
Date: Saturday, January 3, 2026 2:53:41 PM
Attachments: [5 G tower letter 2026.docx](#)

External Email! Use Caution

Hi Anna, please see the attached letter for the Public Hearing for the 5G tower. Kurt Kvernvik (907) 518 0086

January 3, 2026

Petersburg Borough Planning Commission

RE: Consideration of an application from Central Council Tlingit Haida for a fixed wireless broadband

My name is Kurt Kvernvik and my wife Janet, and I own a home located at 105 south 7th street, just off IRA street. Our residence is approximately 1000 feet from the proposed 5 G tower placement.

We have taken time to research 5 G technology and the towers that are used to transmit radio waves. A simple google search will pull up many opinions and research concerning the use of cell phones and the safety of being near the towers that provide the signal for them.

There is a large amount of information on the web concerning the subject of RF effects on animals and less so on humans. Much of what I read could lead a person to conclude that the RF emissions from cell towers are in general considered to be 100% safe for humans to be exposed to.

Also based on past and current scientific studies, it is open for a person to conclude that there are health concerns regarding neurological symptoms, sleep disturbances, headaches, reproductive issues and cancer risks. (This paragraph was copied from a scientific study in France that is listed at the American Cancer Society web site).

As it turns out, there are very few studies among the thousands on the subject that look specifically if there is a link between 5G towers and adverse effects to humans. Most organizations call for higher quality long term studies. Particularly for the High Frequency millimeter waves used by 5G towers.

The more one looks at the subject, the more it becomes clear that there is much more research to be done. This is not surprising at all as there are many things in life that do not adversely affect us until years or decades of exposure or use have transpired. There were many medicines, consumer products and treatments in the past that were once considered safe and effective. Asbestos, Lead Paint, Lobotomies, Mercury, Cocaine, Heroin cough suppressant, DDT, Talc, Radium, Arsenic, Benzene, and Tabaco all come to mind.

As with many health issues of the day, we do not know who to trust to give us an unbiased answer. I think it may be decades before we have any conclusive proof as to whether 5g towers are safe or harmful to Humans. So, for now, let's assume that RF exposure levels, as stated, are low and that the long-term RF effects from the tower will not damage our health.

What may affect us adversely is our property value.

There is nearly 100% consensus that having a cell tower near your dwelling lowers your property values. Anywhere from 2.8% all the way to 20%. Homes near cell towers are also on the market longer than homes that are not. So, expect to have your home worth less and to have a harder time selling your home if it is near a cell tower.

Would anyone in this room care to live 100 feet from a tower? How about 200 feet? Would this be a factor in buying your dream house? What is the perfect distance if 200 feet is too close?

Whether my wife and I have health concerns does not change our homes value. But what does matter to our homes value is whether potential home buyers have any health concerns with living close to a cell tower when they are looking at our home to purchase.

I think the city should do everything possible to protect its citizens from adverse harm to health or property. Do you plan to compensate homeowners if their property value declines? How about if their health declines?

We are not against 5G towers but feel that Central Council Tlingit Haida can find a less intrusive location. I ask the Borough to weigh the risk and reward of the 5G site and suggest a home for the tower that is more removed from locals' homes.

Sincerely,

Kurt & Janet Kvernivk
105 South 7th Street



Consideration of Minor Subdivision at 1200 Haugen Drive

From truffle62.tracts@icloud.com <truffle62.tracts@icloud.com>

Date Mon 3/2/2026 10:57 PM

To Liz Cabrera <lcabrera@petersburgak.gov>

Cc Cabrera Liz <lcabrera_at_petersburgak_gov_45fncy54ky4435_aed9eb38@icloud.com>

External Email! Use Caution

Hello. I am writing to make known my objection to the application from Central Council Tlingit Haida for a minor subdivision at 1200 Haugen Drive (PID:01-012-010), originally scheduled for discussion at the January 13, 2026 P&Z meeting and moved to the March 10 meeting. Though this step of approving a minor subdivision has infrequently been mentioned throughout the entirety of the Tidal Network process, given it requires a public hearing, I am assuming that public opinion does hold some sway and that is not just a 'given' that the land, will in fact, be subdivided.

I have several thoughts and questions about the overall effort by Tidal Networks to build 3 cell towers in the greater Petersburg community. I will seek to focus on the site in town proper, as it is not yet built and is not proposed to be built on private land.

I object to this minor subdivision for the following reasons:

1) I believe it is a poor precedent to set to utilize public use land to solve a private industry problem. I understand that the application is from a federally recognized tribe, however this is purely a commercial undertaking. As acknowledged by Chris Copley, Tidal Network Director, building the cell tower will only provide wireless internet service in a two and one half mile radius of where the tower is located. This does not provide new service to previously unserved areas. It is my understanding that what the construction of the cell tower will bring - is the cell tower - no other new services. There has been much talk of extending emergency services and expanding cell services - my understanding again, is that this MIGHT happen, if another company that provides such services decides to lease space on the Tidal Tower. Not by virtue of this effort will those benefits be realized. The way that Tidal will make their money is by leasing space on their tower. Build it and they will come? Perhaps not. Hence, public land solving a private industry problem.

2) I do not see where in the permitted uses a cell tower would fit in. It is being considered a government building or facility? That seems a stretch.

3) By way of our own ordinances we are ill prepared for further construction of cell towers. Let us get our house in order before inviting company over, and lock the door until we are ready to accept them. THEN we can address this issue. I do not see why Tidal's urgent need to spend these funds becomes our emergency. They can also apply for extensions, as stated by Mr. Copley.

3) What becomes of the 35 ft. height restrictions as discussed in the Commercial 1 Zone that this lot would be subject to should the sub division be granted? Am I mis-reading the zoning ordinances naming that limitation?

4) There is a cell tower located ACROSS THE STREET from the proposed lot. Tidal could not provide much of an answer when asked why they could not utilize the structure, though that is what our current ordinance discusses and advocates for.

5) It's unsightly. Can we keep one side of the street inviting as the entry into our community from the airport?

For the past several months, I have asked the question and not received an answer as to *why the Borough feels so beholden to find a location for these towers*. At the most recent work session I believe I heard the Borough Manager state that H Street was simply the only place that could be found in town that would meet Tidal's need. Well, it DOESN'T meet the need of the community that surrounds it, so why does it count as viable?

I would also like to note, that at the time of August 12th, 2025 P&Z meeting to discuss the land purchase, there was little information included in the packet sent to adjacent landowners describing this project; in particular the height of the tower, the overall footprint of the project, or the number of towers that Tidal was seeking to build in our community. (Some of this information was included in the P&Z agenda packet.) The application IS however, filled with possibilities of what increases in services MIGHT come to Petersburg should these towers be built, that it seems some of our community has decided is an imminent reality and therefore loud selling point. But there are no promises, no agreements, no cost estimates, no plans. What if we build it and they don't come?

Please do not bet our public use space on what MIGHT happen. Again, this is a dangerous precedent to set.

Thank you all for your service and for your time.

Nicole McMurren
alecandnicmc@yahoo.com
 500 Kisen
 907-518-4223



June 22, 2026

**V&J PROPERTIES 1 LLC
155608 W KING TULL RD
PROSSER, WA 99350**

NOTICE OF SCHEDULED PUBLIC HEARINGS

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

Consideration of an application from Central Council Tlingit Haida for a minor subdivision at 1200 Haugen Drive (PID: 01-012-010).

The public hearing and consideration of the application will be held:	Tuesday, July 14, 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

Community & Economic Development

PO Box 329, Petersburg, AK 99833 – Phone (907)772-4042 Fax (907)772-3759

www.petersburgak.gov

Name1	Name2
CHRIS FRY	
HEATHER O'NEIL	
SARAH FINE-WALSH	
THOMAS KOWALSKE	
JOSHUA ADAMS	
JIM FLOYD	
MIKA CLINE	
TLINGIT HAIDA	RICHARD PETERSON
13 RENTALS LLC	
ALASKA DOT & PF LESSOR	
ALASKA STATE OF	
ANDERSON TROY E	ANDERSON ROSEANNE
B & W RENTALS LLC	
BARNETT JAY	
BENITZ DAVID	BENITZ CEAN
BERKLEY BENJAMIN	
BETHESDA FELLOWSHIP	BETHESDA FELLOWSHIP
BROOKS ROBERT	BROOKS RAMONA
BUNGE WILLIAM S S	BUNGE LINDA J
BUOTTE BLAKE	BUOTTE TAYLOR
CALHOUN JENNIFER	CALHOUN URIAH
CAPLES PENNIE	CAPLES DUSTIN
CARR REED	CARR TONYA
CASEY DERRICK	
CASTRO ERIC	
CHILDS HOLLY	
CHURCH OF GOD	BETHESDA FELLOWSHIP
CLEMENS GEORGE D	CLEMENS MARY A
CONNOR DUSTIN	
CONNOR MARIANNE	CONNOR WILLIAM H
COOK SHYLA	
COPELAND JEANETTE MARIE	FORGEY JR CARL G
COVINGTON MARY	
CRESON DAN	
CRISTINA KARNA	CRISTINA NEIL
DAHL JULIE D	
DUNHAM LARRY D	MACDONALD LARINE H
ELLIS SANDRA J RESEERVED LIFE ESTATE	
ENGE IVAR K	
ENGE VALORI JEAN	ENGE IVAR KENNETH
EUDAVE JOSE LUIS	
FENTER CELESTIAL	
FIGUEROA MARCI	
FITTJE DANIEL	
FORD JOHN C	
FRANKLIN JESSICA L	FRANKLIN KYLE AND VIKKI
GIESBRECHT STEPHEN D	ROKEY MARY D
GRUNDBERG ERIC A	MARVIN MALENA
HAMILTON JENNIFER	
HAMMER & WIKAN	
HANSON JOHN	HANSON ARLENE
HAWLEY JESSICA	WEBER ERNEST
HEITSTUMAN BYRON	
HISAW EDMOND K	HISAW MELANIE G
HOMER STEPHEN DUANE	
HUETTL ANN P	
HUMPHREY JENNIFER	
INGLE DAWN R	
ISLAND PROPERTIES LLC	
JANKE JUDY	CARDENAS ABEL
JENNY NEIL	
JIMENEZ SAVANNAH	
JOHNSTON BILL	
JOSEY JESSICA	
KANDOLL BRIAN	KANDOLL CAROL
KANGAS DANIEL	
KEUTMANN CHELSEA	KEUTMANN PETER
KIVISTO KIMBERLY J	
KNIGHT JAMES ANDREW	KNIGHT KATHLEEN ANN
KVERNVIK KURT G	KVERNVIK JANET L
L&L HOLDINGS LLC	
LAMBE KELSEY J	MCCAY TREVOR
LAND MICHAEL	CRASKE MAX
LAPEYRI JASON	
LICHTENSTEIN MATTHEW S	WOOD HILARY A
LITTLETON RODNEY	LITTLETON IRENE J
LOCKHART MARCI A	
LOPEZ CHRISTOPHER & LORENZO	LOPEZ CECILIA & CHRISTINA
LOUCKS MICHAEL	LOUCKS DENISE
LUND PAUL	
LUTTON GREG	

LYONS COLYN S	LYONS CARLEEN K
LYONS NATOCHA	
LYONS NEIL S LYONS JACK & GREGORY	RESERVED LIFE ESTATE OF
MALDONADO-LOPEZ ALEJANDRO	WARE VERONICA
MARDEN DEBBIE	
MARSH OTIS	MARSH DIANE
MARTIN MARIA	
MARTIN ROBERT W	MARTIN BECKY J
MARTINEZ VICTORIA	
MARVIN MALENA	GRUNDBERG ERIC A
MCCULLOUGH KARIN	
MCCULLOUGH LAUREL C	
MCMURREN ALEC R	MCMURREN NICOLE
MCMURREN PATRICK L	C/O DANDO FINANCIAL LLC
MIDKIFF NATHAN	
MILLER CHRIS	
MORRISON BLAKE ANTHONY	MORRISON COURTNEY ANN
MOST WORSHIPFUL GRAND LODGE OF FREE ANI	GRAND LODGE OF ALASKA
MULBURY BRANDY	
MUMBY RYAN	
NAYLOR ANDREA	
NELSON RYAN	NELSON ARLEN
NEWLUN NEIL	NEWLUN MARGARET
NICHOLS THIMOTHY ALLEN	
NORTHWIND APARTMENTS LLC	
OHMER NICHOLAS E	OHMER RACHEL M
OLSEN ROBERT G JR	OLSEN NICCOLE M
OLSON KEN	
OLSON MICHAEL	
ORTIZ GOMEZ QUINTIN M	
OSBORNE JEAN	
OTNESS DIANE	BIRCHELL GREG
PADGETT ROBERT C	PADGETT JOAN D
PATTESON RICHARD M	
PAUL CARSON S	PAUL SONJA A
PEELER DONALD R	
PETERSBURG INDIAN ASSOCIATION	
PHILLIPS THERESA	
RANDRUP JEFF A	RANDRUP MELVA Y
RANDRUP PATRICIA P	
RICHARDS BRAIN	RICHARDS ALEKSANDRA
RICHARDS DONALD	
ROBERGE SCOTT W	SMITH JANE
ROCKNE TOM	
RONIMOUS MARVIN E JR	
ROUNDTREE DANE T	
ROUSSEAU LINDA	ROUSSEAU HAROLD
RUSK DANNY M	GARWOOD RAMONA
SAKAMOTO CHRISTINA L	
SALLENBACH WILLIAM	SALLENBACH BRENDA
SCHNEIDER KATHRYN M	
SCHWEITZER DAN	
SEMITARA ASTER	
SHAY TIMOTHY	SHAY SUSAN
SHELDON MICHAEL	
SHORT LUKE P	
SMALL JOHN M	
SNIDER JEANETTE	STRICKLAND RALPH
SOMERVILLE BARBARA	
SOSA BENITEZ KARLA MARIA	ASTORGA JUAN
STEELE WILLIAM	
STURGEON MARK A	STURGEON RUFINA P
SUNSET CONDOMINIUM ASSOCIATION	
THOMAS NYLE	
THOMASSEN FRED	C/O GREG LUTTON
THYNES DAVID C	THYNES TANYA C
TOTH JESSICA	
UNITED STATES POSTAL SERVICE	
US COAST GUARD	
V&J PROPERTIES 1 LLC	
VERSTEEG NICHOLAS A	
VERWERS SHANNON L	
WAECHTER ROBERT LOUIS	WAECHTER CHRISTINE LYNN
WAGNER JILL	
WARE ADAM	WARE WILLIAM JR
WARE REBECCA M	
WASHBURN HUGH DEVERE	
WEAVER PAT	
WELCH TRACY	
WIGLE SHERMAN	
YOUNGBERG NAOMI R	YOUNGBERG BARRY D
YUEN FRANCES	
ZERINGUE BLAKE	

**PETERSBURG BOROUGH
RESOLUTION #2026-16**

**A RESOLUTION APPROVING THE SALE OF A BOROUGH PARCEL TO THE
CENTRAL COUNCIL OF THE TLINGIT & HAIDA INDIAN TRIBES OF ALASKA,
DOING BUSINESS AS TIDAL NETWORK**

WHEREAS, the Petersburg Borough owns a parcel of real property described as follows:

An unsubdivided parcel, approximately .23 acre in size (10,036± sq.ft.), located within U.S.S. 1168, Petersburg Townsite, as more specifically shown on Exhibit A hereto (the "parcel")

WHEREAS, the parcel has a total FY 2026 assessed value of \$45,000.00; and

WHEREAS, on June 11, 2025, the Central Council of the Tlingit & Haida Indian Tribes of Alaska, doing business as Tidal Network, submitted an application to purchase the parcel from the Petersburg Borough; and

WHEREAS, on August 12, 2025, the Petersburg Borough Planning Commission reviewed the application and proposed sale after a duly noticed public hearing and recommended approval to the Borough Assembly; and

WHEREAS, the Borough Assembly, on September 2, 2025, approved and advanced the application, authorizing direct negotiations for the sale of the parcel, with the final terms subject to Assembly approval; and

WHEREAS, thereafter, the Borough Manager negotiated the terms and conditions for purchase of the parcel, which are memorialized in a proposed Contract of Sale attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, the Borough Assembly has determined that the parcel is not required for municipal purposes and finds that the proposed sale of the parcel to the Central Council of the Tlingit & Haida Indian Tribes of Alaska, doing business as Tidal Network, supports the goal of economic development within the borough; and

WHEREAS, Petersburg Municipal Code 16.12.160C, provides that the disposal of borough property with an assessed value of \$250,000 or less be authorized by resolution of the Assembly.

NOW, THEREFORE, BE IT RESOLVED by the Assembly of the Petersburg Borough, Alaska, as follows:

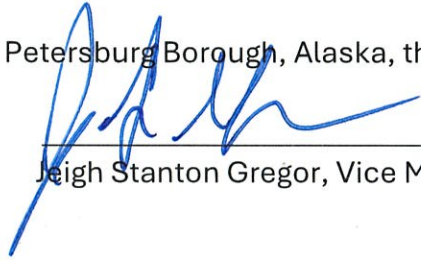
**PETERSBURG BOROUGH
RESOLUTION #2026-16**

Section 1. The Petersburg Borough Assembly hereby approves the sale of the parcel to the Central Council of the Tlingit & Haida Indian Tribes of Alaska, doing business as Tidal Network, pursuant to the terms and conditions contained in the attached Contract of Sale.

Section 2. The Borough Manager is hereby authorized to execute the Contract of Sale and, upon approval and recordation of the plat by the Planning Commission, any associated closing documents, deeds, disclosures, or agreements necessary to complete the conveyance of the parcel to the Buyer.

Section 3. This resolution shall take effect immediately upon adoption.

PASSED AND APPROVED by the Assembly of the Petersburg Borough, Alaska, this 15th day of June, 2026.


Leigh Stanton Gregor, Vice Mayor

ATTEST:


Rebecca Regula, Borough Clerk

Exhibit A

CONTRACT OF SALE

This contract of sale (this "Agreement"), effective as of the date of the last signature below (the "Effective Date"), is made by and between the Petersburg Borough, P.O. Box 329, Petersburg, Alaska, 99833 (hereinafter "Seller"), and the Central Council of the Tlingit & Haida Indian Tribes of Alaska, doing business as Tidal Network, P.O. Box 25500, Juneau, Alaska 99802 (hereinafter "Buyer"). Seller and Buyer are collectively referred to hereinafter as the "parties."

Recitals

- A. Seller, as successor-in-interest to the City of Petersburg, is the owner of the following real property, located in the Petersburg Recording District, First Judicial District, State of Alaska:

An unsubdivided parcel, approximately .23 acre in size (10,036± sq.ft.), located within U.S.S. 1168, Petersburg Townsite, as more specifically shown on Exhibit A hereto (the "parcel")

- B. Buyer has requested to purchase the parcel to install and construct a communication tower to support the expansion of fixed wireless broadband coverage in the community (the "project").

Therefore, Seller hereby agrees to sell and convey, and Buyer agrees to purchase, the parcel upon the following terms and conditions and those set out in Petersburg Borough Assembly Resolution #2026-16, incorporated herein by reference:

1. Purchase Price. The total purchase price for the parcel is \$45,000.00 (the "purchase price").
2. Payment of Purchase Price; Costs of Sale. A deposit equal to a minimum of five percent (5%) of the purchase price shall be paid to Seller within five (5) business days of the effective date. The balance of the purchase price shall be paid in full to Seller at the time of conveyance of the parcel to Buyer. Conveyance shall take place within thirty (30) days of satisfaction of the contingencies set out below in Subsections 3(A) and (B). Buyer is responsible for all costs of sale and closing of the transaction, including without limitation costs set out in Petersburg Municipal Code (PMC) 16.12.090, any title insurance premiums, escrow fees or closing costs, recording fees, and the commission of any real estate agent or broker representing Buyer in this transaction. In the event any other claim for real estate commissions or compensation arises in connection with Buyer in this transaction, Buyer agrees to indemnify, defend, and hold harmless Seller from any loss or damage, including attorney fees incurred by Seller as a result of such claim.

All payments shall be made at the Borough Finance Office, P.O. Box 329, 12 S. Nordic Drive, Petersburg, Alaska in readily available funds.

If Buyer defaults, by failing to timely make the required deposit, timely subdivide the parcel or meet

any other contingency of sale, or timely pay the balance of the purchase price, any deposit made by Buyer shall be forfeited to Seller and Buyer shall have no further interest in or to the parcel, or right to purchase the parcel. This section is not intended to limit any other legal remedy available to Seller.

3. Contingency of Sale. The sale and conveyance of the parcel under this Agreement is contingent upon the following. A failure by Buyer to timely meet either of these contingencies is considered a default under this Agreement.

A. Subdivision of the parcel. Buyer shall, within 90 days of the effective date, submit an application and proposed plat to the Borough Planning Department, in accordance with Petersburg Municipal Code (PMC) Chapter 18.20, to legally create the parcel, and shall thereafter diligently pursue approval of the plat. Seller will sign the subdivision application, however Buyer is solely responsible for the performance of all other acts and filings required to properly subdivide the real property and create the parcel, and for payment of all fees and costs of subdivision, including surveying and engineering fees, borough platting fees, and recording fees. The plat must be finalized, approved by borough authorities, and recorded within one (1) year of the Effective Date of this Agreement, unless the Borough Assembly agrees to an extension, and such approval shall not be unreasonably withheld. If the plat is timely submitted, and review and consideration of the plat by the Borough Planning Department or Platting Board is unreasonably delayed, the period of such delay shall not be counted toward the one (1) year deadline.

B. Driveway Permit. Buyer shall, within one (1) year of the effective date of this Agreement, obtain a Driveway and Approach Road Permit from the Alaska Department of Transportation and Public Facilities to access the parcel directly from Haugen Drive, unless the Borough Assembly agrees to an extension, and such approval shall not be unreasonably withheld. Buyer understands and acknowledges that access to the parcel cannot be provided through the adjacent borough fire department facilities.

4. Rights of Seller Following Completion of Sale.

A. Right of Repurchase and Right of First Refusal. In the event that development of the project has not been completed with respect to the parcel within five (5) years from the effective date, Seller shall have the absolute right, but not the obligation, to repurchase the parcel, at Seller's sole discretion, for a price equal to the purchase price set out in Section 1 of this agreement, less ten percent (10%). Seller may exercise such right of the repurchase only by providing written notice to Buyer in accordance with Section 13 of this Agreement, no later than six (6) months after the expiration of such five (5) year period. Such notice shall state that the Seller is exercising its right of repurchase under this Section and shall specify a closing date for the repurchase, upon which Seller shall tender to Buyer the repurchase price in full. If Seller does not provide such written notice of its intent to exercise its repurchase right within said six (6) month period, Seller's right of repurchase under this section shall

expire. For purposes of this Agreement, project development will be considered to have been completed upon Buyer's performance of the tape drop and Buyer's reporting of that event and final completion of construction to the FAA and FCC. Buyer shall provide Seller with written verification confirming that these actions have been completed. If project development is not completed within such five (5) year period, any subsequent completion shall not impair Seller's right to exercise its right of repurchase during the six (6) month notice period set forth above.

In the event of Seller's exercise of its repurchase right and payment of the repurchase price at closing, Buyer relinquishes all right, title, and interest in and to the parcel, and fee simple title to the parcel shall automatically vest in Seller, free and clear of any right, claim, or interest of Buyer, without the necessity of further action by either party except that the Buyer is obligated to and shall execute and deliver to Seller at closing such instruments as may be reasonably required to effectuate conveyance and recordation of Seller's title in the parcel.

In addition to its right of repurchase, and in the event the Borough does not exercise such right, the Borough shall have the right of first refusal with respect to any subsequent sale of the parcel by Buyer. Prior to any such sale, Buyer shall provide the Borough with written notice of the terms and conditions of the proposed sale. The Borough shall have sixty (60) days from receipt of such notice to exercise its right to purchase the parcel on the same terms and conditions. Buyer shall not sell the parcel on terms more favorable to a third-party purchaser than those offered to the Borough. These provisions shall be recorded in the deed to be issued under paragraph 6 hereof.

B. Right of Installation. As a municipal government, Seller may in the future expand its police, fire and emergency response services beyond the current boundaries of Service Area 1 of the Borough, or may need additional equipment to adequately serve Service Area 1. Such expansion may create a need for Seller to place antennas and repeaters on Buyer's communication towers located within the Borough to support the necessary public-safety equipment. The parties agree that Seller may install, operate, maintain, repair and replace public-safety antennas, repeaters, and similar and necessary equipment on Buyer's towers and adjacent ground, at no cost to Buyer, and Seller shall not be charged any rental or other usage fee by Buyer. Seller shall be responsible for any electrical power consumption by Seller's equipment.

If such installation becomes necessary, the parties shall negotiate in good faith regarding the placement, technical specifications, and frequency use of the Seller's equipment; however, Seller's equipment shall not unreasonably interfere with Buyer's current or future operations. If at any time available capacity on a tower owned by Buyer is reduced to space sufficient for only one additional installation, Seller shall have the right of first refusal to occupy such remaining space. Buyer shall provide Seller with written notice of such availability, along with applicable terms and conditions (other than rental or usage fees, which shall not apply), and Seller shall have sixty (60) days from receipt of

notice to elect, in writing, to occupy the space. If the Seller does not timely exercise its right of first refusal, the Buyer may offer the remaining space to another party on terms not materially more favorable than those offered to the Borough. Seller shall be liable for any damage caused to Buyer's tower by Seller's installation of any public-safety antennas, repeaters, and similar equipment.

5. Parcel Sold in its Present Condition; Assumption and Presumption for Environmental Conditions. The parcel is sold "as is, where is", in its current condition and with all faults, known or unknown, as of the effective date. Buyer has entered into this Agreement relying solely upon information and knowledge obtained from Buyer's own investigation and/or inspection of the parcel. Seller expressly makes no representations regarding, and disclaims any liability for, the parcel, and any improvements located thereon, including without limitation (1) the condition of the parcel (including the existence of any hazardous or environmental conditions); (2) the existence or condition of any improvements located thereon; (3) the exact location or size of the parcel, the existence of markers on the parcel, or the ability or cost of surveying the parcel; (4) the status or insurability of title to the parcel, including the existence of any liens, encumbrances or conditions on the parcel; (5) the ability of Buyer to utilize the parcel or any improvements in any fashion and for any particular purpose or use; (6) any zoning of the parcel; and (7) the existence, or the potential for installation, of any utility or access on or to the parcel. The parcel is sold subject to all platted easements, rights-of-way and reservations, and all liens, encumbrances, and conditions, of record or not of record, including but not limited to matters which would have been disclosed by a survey or physical inspection of the parcel. Seller makes no representations, warranty or guarantees, express or implied, as to quality, merchantability or suitability of the parcel for a particular purpose or use. Closing of the purchase hereunder will constitute an acknowledgment by Buyer that Seller is relieved from any and all responsibility and liability for the condition of the parcel.

Additionally, Buyer assumes all risks for any adverse environmental conditions, past, present or future, existing on the parcel, including hazardous substances, waste and materials. Buyer agrees that should any subsequent cleanup, remediation or removal of hazardous substances, waste or materials be necessary due to environmental conditions or contamination occurring on or from the parcel, such clean-up, removal or remediation shall be the sole responsibility of, and shall be performed at the sole cost and expense of, Buyer and Buyer shall have no claim against the Seller.

6. Conveyance. Conveyance of the parcel to Buyer shall be by quitclaim deed, upon payment of the full purchase price. Seller is not obtaining title insurance for the parcel. If Buyer desires to obtain title insurance, Buyer may do so at Buyer's own expense.

7. Further Conditions of Sale. Seller and Buyer acknowledge the following conditions of sale apply to the project:

A. Fuel Tank. In connection with the operation of its communication tower, Buyer may

install a fuel tank to support its equipment and activities. The parties acknowledge and agree that any such fuel tank shall have a maximum capacity of two hundred (200) gallons and shall be designed, located, installed, and maintained in the configuration and manner depicted on Exhibit B. The fuel tank shall comply with all applicable federal, state, and local laws, regulations, and industry standards, including those governing the storage, handling, and containment of fuel. Any modification to the size, configuration, or location of the fuel tank shall require the Borough's prior written consent, which shall not be unreasonably withheld.

B. Development of parcel.

(i) The project shall be developed on the parcel in accordance with the plans attached hereto as Exhibit C. Any material change in development from that set out in Exhibit C, including placement of additional or different structures, or location of structures, shall require the Borough's prior written consent, which shall not be unreasonably withheld. In this provision, "material" includes any change that increases the tower height, expands the ground footprint from that provided for in Exhibit C, or alters the visual appearance or profile of the site from that provided for in Exhibit C.

Excepting material changes that require building official review under the Borough Code, and notwithstanding the provisions of the foregoing paragraph, Buyer shall not be required to obtain Seller's consent for: 1. The installation, modification, or replacement of antennas, microwave dishes, remote radio heads, cabling, or similar telecommunications equipment on the tower by Buyer or its tenants (provided the tower height does not exceed the maximum set forth in Section 7(D)); or 2. The placement of additional ground equipment shelters, cabinets, or generators within the fenced compound; provided, however, that all such equipment and installations shall be installed and maintained in compliance with applicable federal, state, and local safety standards, including but not limited to those established by the Federal Communications Commission (FCC).

(ii) Buyer shall design, engineer, and construct the communication tower to include one or more engineered breakpoints, intended to cause controlled structural failure at predetermined locations, to ensure that the tower does not fall onto a public roadway or critical borough infrastructure, including the adjacent borough fire department facilities. At the time of submission of its permit application to the Borough's Planning Department, Buyer shall include a certified engineered fall zone letter, stamped by a professional engineer licensed in the State of Alaska, verifying inclusion of the necessary breakpoints.

C. *Intentionally omitted.*

D. Maximum height of tower. The maximum height of the communication tower to be constructed on the parcel shall be One Hundred Thirty Feet (130'), inclusive of lightning rod.

E. No further communication towers on Mitkof Island. Buyer agrees that other than the

three communication towers described in Subsection 7(C) above, Buyer shall not, either by itself or in concert or coordination with others, install or construct any other or further communication towers, whether for broadband, cellular, or other communications technologies, on Mitkof Island, Alaska for five (5) years from the Effective Date without approval of the Petersburg Borough Assembly, which shall not be unreasonably withheld. Notwithstanding the foregoing, Buyer retains the right to repair, reinforce, or replace its three (3) towers on Mitkof Island at their current or planned locations, in accordance with the provisions of Subsection 7 hereof, provided such work does not result in a new tower in a wholly new location.

F. Disclosure of Construction Costs. Upon completion of construction of the tower contemplated by this Agreement, as well as any other tower constructed by Buyer within the Borough, Buyer shall provide to the Borough Finance Department its total cost of construction of the tower, including all labor, materials and equipment costs ("total costs of construction"), in order for the Borough to properly assess the tower for purposes of real property taxation under AS 29.45 and PMC 4.24. In the event that Buyer has previously constructed a tower within the Borough, the Buyer shall, upon the Effective Date, provide the total costs of construction for such existing tower(s).

G. Noninterference. The parties understand and acknowledge that the tower contemplated by this Agreement will be constructed on a parcel located immediately adjacent to the Borough's fire department facilities, which house the Borough's back-up 911 system and its fire, police, and emergency services radio system ("emergency systems"). Buyer shall not permit installation or operation of any equipment on the tower that causes interference with the emergency systems and shall, upon notice from the Borough of any such interference, promptly take all necessary actions to eliminate it.

The parties expressly acknowledge and agree that these conditions are essential and material terms of this agreement, form part of the bargained-for consideration, and are intrinsic to Seller's willingness to enter into this Agreement, without which Seller would not have agreed to the sale.

8. Tower at Papke's Landing. Buyer understands and acknowledges that there has been substantial community concern regarding its plans to install and construct a communication tower on Rory Road at Papke's Landing. Buyer agrees to attempt, in good faith and using all reasonable means, to establish an alternative location for this tower, to move it away from residential structures.

9. Entire Agreement. This Contract of Sale is fully integrated and sets forth the entire understanding and agreement of the parties with respect to the purchase and sale of the parcel. This Agreement supersedes any and all prior negotiations, discussions, agreements, and understandings between the parties with respect to the subject matter hereof.

10. Amendment. This Contract of Sale may not be modified, amended or subjected to a novation

except by a written agreement executed and delivered by both Seller and Buyer.

11. Interpretation. Both Buyer and Seller have had an opportunity for independent counsel to review and modify the Contract of Sale. The rule of construction to the effect that any ambiguities are to be strictly construed against the drafter shall not apply to any interpretation of this agreement. The captions in this Contract of Sale are inserted for convenience of reference only and in no way define, describe or limit the scope or intent of this agreement or any of the provisions of this agreement.

12. Assignment. Buyer may not assign Buyer's rights, obligations or interest in this Contract of Sale to any other person or entity without first obtaining the prior written consent of Seller, to be granted at Seller's sole discretion.

13. Notices. Any notices or communications required or permitted to be given under this Agreement, including any written notice of termination of this agreement, shall be given in writing and shall be delivered (i) in person, (ii) by certified mail, postage prepaid, return receipt requested, or (iii) by electronic mail. Such notices shall be addressed as follows:

To Seller:
c/o Borough Manager
PO Box 329
Petersburg, Alaska 99833
Email: sgiesbrecht@petersburgak.gov

To Buyer:
c/o President
PO Box 25500
Juneau, Alaska 99802
Email: tidalmgnt@tlingitandhaida.gov

Any such notice or communication shall be considered given or delivered, as the case may be, on the date of personal delivery, three (3) days after deposit in the United States mail, or in the case of email transmission, upon the date sent, provided the party has proof of such sending. Rejection or other refusal to accept or inability to deliver because of changed address of which no notice was given shall be deemed to be receipt of the notice or communication. Either party may at any time change its contact information by giving notice hereunder.

14. Severability. If any provision of this Agreement is determined by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement shall nonetheless remain in full force and effect so long as the intent of the parties can be reasonably accomplished thereby.

15. Governing Law/Waiver of Jury Trial. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Alaska. The parties hereby waive any and all rights to a trial by jury in any action or proceeding brought in connection with this Agreement, and consent to the jurisdiction of the courts of the State of Alaska, located in Petersburg, Alaska. Buyer hereby agrees to a limited waiver of any sovereign immunity that it may possess to permit an action to be brought against it by the Borough in the State Courts of the State of Alaska to enforce the provisions of this

Agreement, as set forth in the Resolution attached hereto as Exhibit D. This limited waiver shall survive closing of this sale, to the extent necessary to enforce the provisions of this Agreement.

16. No Joint Venture; No Third-Party Beneficiaries. This Agreement shall not be construed or interpreted to create a partnership or joint venture between the parties. The provisions of this Agreement are and will be for the benefit of Seller and Buyer only and are not for the benefit of any third party. Accordingly, no third party shall have the right to enforce any provision of this Agreement.

17. Counterparts and Electronic Mail Signatures. This Agreement may be executed and delivered in one or more counterparts. Each such counterpart shall be deemed an original instrument, but all such counterparts together shall constitute one agreement. Signatures on documents forwarded by electronic mail are intended to be the equivalent of original signatures.

IN WITNESS WHEREOF the parties have hereunto executed this Agreement.

SELLER: Petersburg Borough

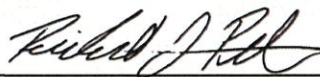


By: Stephen Giesbrecht

Its: Borough Manager

Dated: 6/23/2026

BUYER: Central Council of the Tlingit & Haida
Indian Tribes of Alaska, dba Tidal Network



By: Richard J. Peterson

Its: President

Dated: 06/23/2026

PLANNING COMMISSION STAFF REPORT

Govt. Lots 26 and 27, Township 58 South, Range 79 East, Section 33,

Action #	2026-602
Meeting Date:	July 14, 2026
Applicant(s):	Petersburg Borough
Property Owner(s):	Petersburg Borough
Agent/Representative:	—
Property Address:	No address assigned; legal description below
Legal Description:	Govt. Lots 26 and 27, Township 58 South, Range 79 East, Section 33, Copper River Meridian
Parcel ID	01-028-100 / 01-028-150
Acreage/Lot Size	3.7 acres / 3.7 acres (approx. 7.4 acres combined)
Current Zoning	OS (Open Space)
Comp Plan Designation:	Open Space - Recreation
Request Type:	Zoning Map Amendment

EXECUTIVE SUMMARY

Applicant Request:

The Petersburg Borough requests a zoning map amendment to rezone the subject property from OS (Open Space) to Single Family Mobile Home. The Borough has received an application to purchase the property for residential development, and the Planning Commission has recommended approval of that sale to the Borough Assembly. Because Borough code requires Borough-owned property to be zoned prior to lease or sale, and because the intended use of the property is residential development, a residential zoning designation is needed to allow the sale and subsequent development to proceed.

Staff Recommendation:

Recommend Approval with conditions

Key Issues:

The rezone is necessary to bring the property into conformance with its intended residential use following the Borough's approval of a sale of the property. No conditional uses, unusual site constraints, or department objections have been identified.

PROJECT DESCRIPTION

Intended Use	Residential development
Building/Development	Extension of planned subdivision.
Site Improvements	None proposed at this time
Operations Plan	n/a
Timeline	None proposed
Size	3.7 acres per parcel (2 parcels; approx. 7.4 acres combined)
Topography	Muskeg/Wetlands
Existing Structures	None (current use: vacant)
Legal Access	33' foot ROW (ADL)

Utilities	Municipal water, wastewater, and power would need to be extended to the site.
Constraints	None.

ZONING AND LAND USE ANALYSIS

Zone	Single-family Mobile Home
-------------	---------------------------

Intent

SFMH provides a sound and attractive residential neighborhood for single-family mobile homes on standard residential-size building lots.

Principal Uses

Uses outlined in Section 19.28.20 for SFMH include, but are not limited to, single family, two-family, and mobile homes.

Conditional Uses

Conditional uses outlined in Section 19.28.040 for MF include, but are not limited to, home occupation, schools, church.

Surrounding Zoning / Actual Land Use

	Zoning	Actual Land Use
North	Mobile Home Park/Single-family Mobile Home	Mobile Home Park/Vacant
South	Unzoned	ADOT Airport property
East	Unzoned	ADOT Airport property
West	Open Space Recreation	Vacant

STANDARDS ANALYSIS (PMC 19.84)

Impact on proposed site and surrounding properties, if any, of proposed activity: The rezone itself is a classification change and does not authorize construction. Future residential development will be reviewed for compliance with applicable building, access, and utility standards at the time of permitting. No adverse impacts on surrounding properties are anticipated as a result of the rezone.

1. Findings as to need and justification for the proposed change

The Borough has received an application to purchase the subject property for residential development, and the Planning Commission has recommended approval of that sale to the Borough Assembly. Borough code requires Borough-owned property to be zoned prior to lease or sale. The property is currently not zoned for residential use (OS - Open Space), and a Residential designation is necessary to allow the property to be sold and developed consistent with its intended use.

2. Findings as to impact on the Comprehensive Plan (2016)

“...expand the range, affordability and quality of housing in the community while maintaining attractive, livable residential neighborhoods.” The plan specifies a goal to increase the “availability of affordable, quality housing, particularly “starter homes” and rentals, while avoiding overdeveloping housing for a stable or declining population

PUBLIC NOTICE

The Borough will provide public notice consistent with PMC 19.84.040. Notice will be mailed by first class mail to the owner of record of property within six hundred (600) feet of the exterior boundary of the property that is the subject of the application.

FINDINGS AND CONDITIONS OF APPROVAL

Findings of Fact

Finding 1: The Borough intends to sell the subject property, Parcels 01-028-100 and 01-028-150, for residential development.

Finding 2: The Borough has received an application to purchase the property, and the Planning Commission has recommended approval of the sale to the Borough Assembly.

Finding 3: Borough code requires Borough-owned property to be zoned prior to lease or sale.

Finding 4: The location and proposed use of the parcels is consistent with a Residential zoning designation.

Proposed Motion

I move to recommend to the Borough Assembly that the application to rezone Govt. Lots 26 and 27, T58S, R79E, Section 33, CRM (Parcels 01-028-100 and 01-028-150) from OS (Open Space) to Single Family Mobile Home be approved with recommended conditions of approval.

Recommended Conditions of Approval

Condition 1: Rezone is contingent on sale of the property.

Condition 2: the principal permitted uses on Lot GL 26 and 27 are restricted to 1) one-family and two-family dwellings (as defined in PMC 19.04.210, and 19.04.240; and 2) newly constructed manufactured homes. Mobile homes that do not meet the definition of Manufactured Homes, as set out here, are a prohibited use.

The definition of ‘Newly Constructed Manufactured Homes’ for purposes of this rezoning is as follows: “Newly Constructed Manufactured homes” are transportable, factory-built dwelling units constructed by the manufacturer no more than 2 years prior to placement of the home onto the rezoned parcel, in conformance with the federal Manufactured Home Construction and Safety Standards, as evidenced by an affixed certification label in accordance with 24 CFR 3280.11.

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.

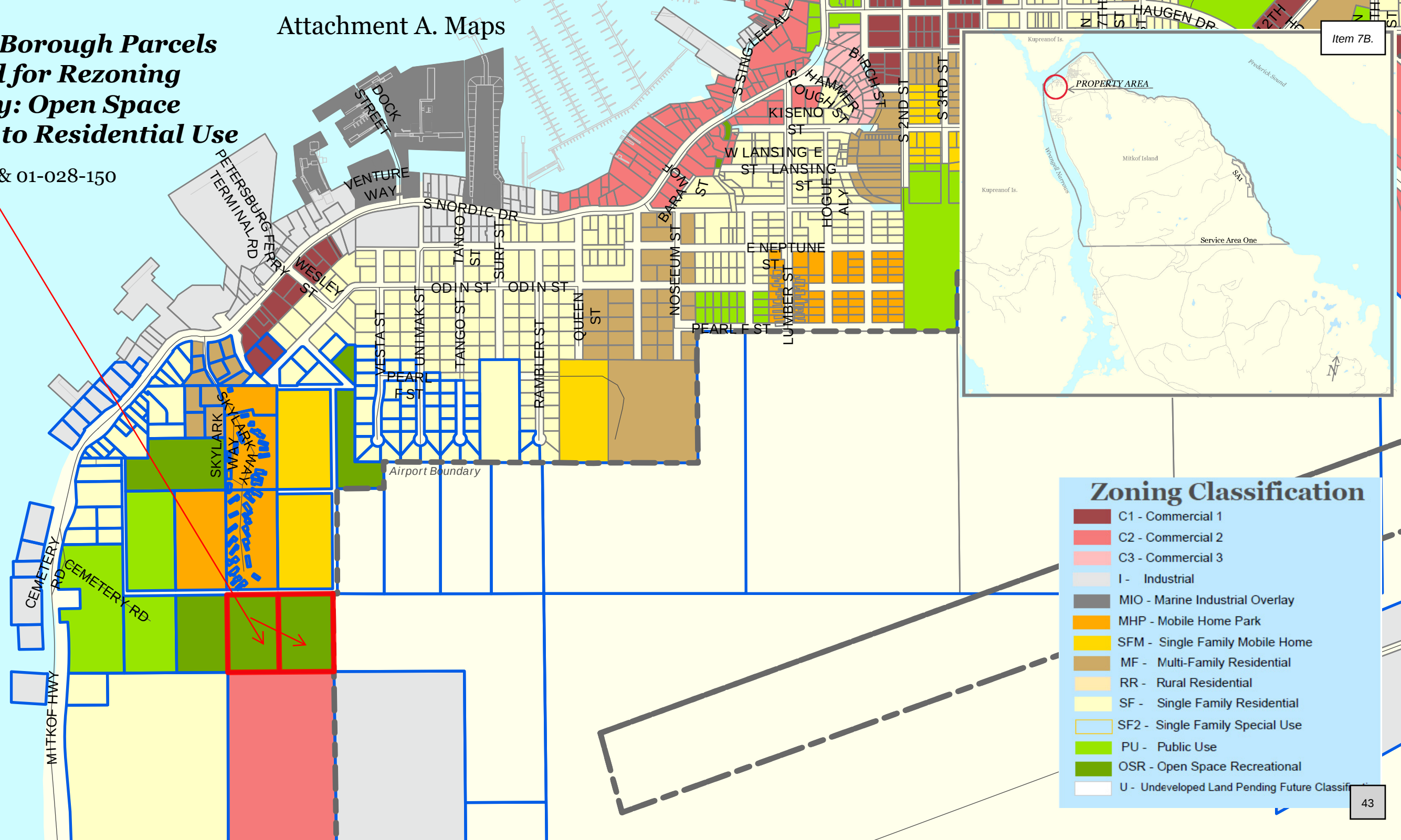
ATTACHMENTS

- A. Maps
- B. Applicant Materials (Zoning Change Request Application)
- C. Public Comments
- D. Public Notice

Attachment A. Maps

***Petersburg Borough Parcels
Proposed for Rezoning
Currently: Open Space
Recreational to Residential Use***

01-028-100 & 01-028-150





PETERSBURG BOROUGH ZONING CHANGE REQUEST

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: **Petersburg Borough**

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION: Govt Lots 26 and 27, T58S, R79E, Section 33, CRM		Lot Size: 3.7 acres/3.7 acres
LOT:	BLOCK:	SUBDIVISION:
PARCEL ID: 01-028-100/ 01-028-150	ZONE: OS	OVERLAY: -

Current Use of Property: **vacant**

Proposed Use of Property: **residential**

LEGAL ACCESS AND UTILITIES

WASTEWATER SYSTEM: What is the current or planned system? ☒ Municipal ☐ DEC-approved on-site system

WATER SOURCE: What is the current or planned system? ☒ Municipal ☐ Cistern/Roof Collection ☐ Well

LEGAL ACCESS TO LOT(S) (Street Name): **33' foot ROW (ADL**

SUBMITTALS

Please submit letter stating the new zoning and explaining the need for the change.

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: _____

Owner (if different from applicant): _____ Date: _____

Owner (if different from applicant): _____ Date: _____



June 29, 2026

STROMDAHL JAMES STROMDAHL MARY
PO BOX 1326
PETERSBURG, AK 99833-1326

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 to rezone borough-owned property from Open Space Recreational to Single Family Mobile Home in preparation for sale of Lots 26 and 27, Section 33, T58S, R79E. (PID: 01-028-100 and 01-028-150).

The public hearing and consideration of the application will be held:	Tuesday, July 14, 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	
THOMAS KOWALSKE	
JOSHUA ADAMS	
JIM FLOYD	
MIKA CLINE	
ACUNA JOSE JESUS	
AGNER JESSE A	AGNER MARGARET H
ALASKA STATE OF	
AMANEKER ELIZABETH	
BERTAGNOLI JOE	
BRAUN RICK G	BRAUN SUE A
BURRELL SIGMUND BURRELL AMBRE	SKYLARK PARK LLC
CANGIALOSI SALVATORE A	
CARNES SHANE	PHILLIPS DEANNA
CHRISTENSEN CHARLES	CHRISTENSEN DIANNE
CISNEY JOE ALLEN	CISNEY JENNIFER MAE
CLARK KEVIN J	
CONN HEATHER	
CONN JOSHUA H	CONN HEATHER
CONNOR WILLIAM H JR	
COOK MELINDA	
COTTA CARISSA R	
COWLING GREGORY	
CRUMP DUSTIN K	CURTISS-CRUMP TAYLOR
CUMMINGS ROBIN	CUMMINGS JOYCE
CURTIS DYLAN	
DAVIS KELLY	
DRAGE MARK E	
EC PHILLIPS AND SONS INC	
EGEN KADDY	
EISENMANN-SCHUBERT MATTHIAS/THOMAS/ANDREAS	
ELLIS MARY ANNE	
ENRIQUEZ JORGE A	ENRIQUEZ MINDY J
FALTER TERRY	FALTER TERRI
FRANKLIN KYLE O	FRANKLIN VIKKI
FRIEND D REX	SMITH FRIEND CHERI K
GRANBERG LOREEN	
GRISS SEAN J	GRISS KRISTA A
HAMMER KACEY	
HEPPE DAVID	MANKA SANDRA
HESS COURTNEY N	HESS REX
IEREMIA JOSEPH	IEREMIA JESSICA
ISRAELSON MICHAEL ALLEN	ISRAELSON HEATHER VICTORIA
ITH MARKET A	
JACKMAN DAVID S	JACKMAN CHRISTINE E
JOHNSON ELDON JAMES	JOHNSON DEBRA LYNN
JONES KENNETH JOHN LORGEN MARIE H	THE LORGEN-JONES LIVING TRUST
KLUDT-PAINTER JONATHAN T	KLUDT-PAINTER ERICA L
LENZ TORE	
LYNN CYNTHIA E	
LYONS JACK C	LYONS HEIDI
MARSH KIRT	MARSH DONNA
MARTIN CAROLYN	
MATTINGLY DARBY	MATTINGLY NICHOLE
MCCAY ASHON	MCCAY NATALIE
MCCULLOUGH DAVID	
MCFADYEN CHRISTOPHER JOHN	
MURDOCK WILLIAM CHARLES	MURDOCK EILEEN ROSE
NEIDIFFER JUSTIN	
NELSON JOSEPH T	NELSON KAREN G
NEWMAN LUCAS	NEWMAN TANGI
NEWMAN SCOTT D	NEWMAN CYNTHIA
NEWMAN TANGI L	
NUSSBAUMER DONA M	NUSSBAUMER ALVIN
ONEIL DENNIS	ONEIL HEATHER
OREAR LARRY	OREAR KATHY
PERRY JADEN	
PETERSBURG BIBLE CHURCH	
PFUNDT JEFF	PFUNDT ALANA
PHILLIPS JEANETTE	
PLEW EVA R	SALOMONE PAUL
PRIEST POINT LLC	C/O SUSAN ERICKSON
QUEZON ALVIN	
RADFORD GENESIS & MARTINEZ-MACIAS	ALBERTO GREGORIO
RANDRUP KATHLINE M	RANDRUP DAVID
ROESEL SALLY ANN TRUSTEE ROESEL CHARLES M SALLY AND CHARLES REVOCABLE LIVING TRUST	
ROSVOLD ANDERS O	
RPM HOLDINGS INC	
SAKAMOTO DIANNA	QUEZON ALVIN
SANDHOFER THEODORE F	SANDHOFER MARSHA L
SCHWARTZ JAMES	SCHWARTZ LESLIE
SHAY SETH	SHAY KATIE
SKEEK GEORGE	
SKYLARK PARK LLC	
SLAVEN JACOB	
SLAVEN KILLIAN	
STORAGE OBSESSION LLC	
STROMDAHL JAMES	STROMDAHL MARY
TANGATAILOA STACIE	
THOMASSEN SCOTT	RRT TRUST / SPECIAL NEEDS TRUST
THYNES BRANDI R	
TIDWELL JARED	
VOLK ROBERT D	VOLK ANNE
WONG-ROSE LAURA	
WORHATCH ERICA	
YUEN THAN	
ZAIC NANCE L	HUSE DONALD

PLANNING COMMISSION STAFF REPORT

14 E. LANSING ST./301 HOGUE ALLEY

Action #	2026-603
Meeting Date:	July 14, 2026
Applicant(s):	Eric Grunberg
Property Owner(s):	Malena Marvin & Eric Grundberg
Agent/Representative:	-
Property Address:	14 E. Lansing St. & 301 Hogue Alley
Legal Description:	Parcel ID: 01-011-091 & 01-011-092
Parcel ID	01-011-091 + 01-011-092
Acreage/Lot Size	10,000 sf
Current Zoning	Single-family Residential
Comp Plan Designation:	Low-Density Residential
Request Type:	Variance

A. EXECUTIVE SUMMARY

Applicant Request	Variance to construct a 16x24 garage within 3 ft of property line (accessed from Hogue Alley)
Staff Recommendation	Approve variance allowing construction no closer than 5' to the property line.
Key Issues	Applicant seeks to build a 16x24 garage in the backyard. Due to access from Hogue Alley only, and a 10 ft bank along the alley, the suitable building location requires a variance to reduce the required setback to 3 ft from the property line.

B. PROJECT DESCRIPTION

Intended Use	Residential accessory structure (garage)
Building/Development	Construct a new 16 ft x 24 ft garage in the backyard
Site Improvements	-
Operations Plan	-
Timeline	-

C. SITE CHARACTERISTICS

Topography:	Steep slope; 10 ft bank along Hogue Alley
Existing Structures:	Residence
Legal Access:	Lansing St. & Hogue Alley
Utilities:	Municipal water; Municipal wastewater; Municipal power

Flood Zone:	n/a
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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:

Surrounding Area	Zoning District	Actual Land Use
North	Single-family Residential	Residential
South	Single-family Residential	Residential
East	Single-family Residential	Residential
West	Single-family Residential	Residential]

E. LOT DEVELOPMENT STANDARDS

Standard	Required	Proposed/Existing	Conforms?	Comment
Min. Lot Size	8,000 sf	10,000	Yes	Lots will be consolidated.
Setback - Front	20 ft		Yes	
Setback - Side	10 ft		Yes	
Setback - Rear (Alley)	10 ft	3 ft (proposed)	No	Variance requested
Max. Lot Coverage	35%		Yes	
Road Frontage	80 ft	100 ft	Yes	
Max. Building Height	2 stories	1 story	Yes	
Parking Spaces	2 per dwelling	2	Yes	

F. VARIANCE CRITERIA (PMC 19.80.050)

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

1. Exceptional Physical Circumstances:

Applicant has checked Easements/ROW and Steep/Unstable Slope as applicable exceptional physical circumstances.

The property has a 10 ft bank along Hogue Alley which is the only viable access point for a backyard garage. This physical condition — the steep grade along the alley — limits the location where a garage can be reasonably constructed and is not common to all properties in the zone.

2. Practical Difficulties or Unnecessary Pecuniary Hardship:

Without the variance, the applicant would be unable to build a garage in the backyard at all, as the only suitable location requires building within setbacks due to the constraints of alley access and the steep bank. The applicant has not provided additional financial hardship detail; staff may request supplementation of this finding.

3. No Material Damage or Prejudice to Adjacent Properties:

Staff recommendation is for construction no closer than 5' which provides some separation from neighboring properties for snow fall from roof, increased runoff from roof, and is consistent with fire code requirement and past practices of the commission.

G. DEPARTMENT REVIEWS

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

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 2026-603 to allow construction of a 16x24 garage no closer than 5' from property lines at 14 E. Lansing St. (Parcel IDs 61-011-041 & 01-011-042).

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

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. 2026-603

A RESOLUTION OF THE PETERSBURG BOROUGH PLANNING COMMISSION RECOMMENDING APPROVAL OF A VARIANCE FROM THE REAR YARD SETBACK REQUIREMENT TO CONSTRUCT A 16x24 GARAGE NO CLOSER THAN 5' FROM A PROPERTY LINE AT 14 E. LANSING ST. (PARCEL IDs 61-011-041 & 01-011-042)

WHEREAS, on July 19, 2026, the Planning Commission conducted a duly and properly noticed public hearing to consider an application for a variance to construct a 16x24 garage within 3 ft of the rear property line at 14 E. Lansing St. (Parcel IDs 61-011-041 & 01-011-042); 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 property has a 10 ft bank along Hogue Alley, which is the only practical access to the rear of the property. This steep/unstable slope and the associated ROW conditions constitute exceptional physical circumstances not generally applicable to other properties in the same zone.

Finding 2: Due to access being limited to Hogue Alley and the grade constraints of the site, the only suitable location for a garage requires construction within the standard rear yard setback. Strict application of setback requirements would effectively deny the applicant any ability to construct a garage.

Finding 3: The variance is unlikely to cause material damage or prejudice to neighboring properties. Any walls constructed within 5 ft of the property line will be built to a 1-hour firewall standard, consistent with applicable building code requirements.

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

1. No portion of the structure may be closer than 5 ft from any property line.
2. Any walls within 5 ft of the property line must be constructed to a minimum 1-hour firewall standard.
3. A building permit must be obtained prior to construction.

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

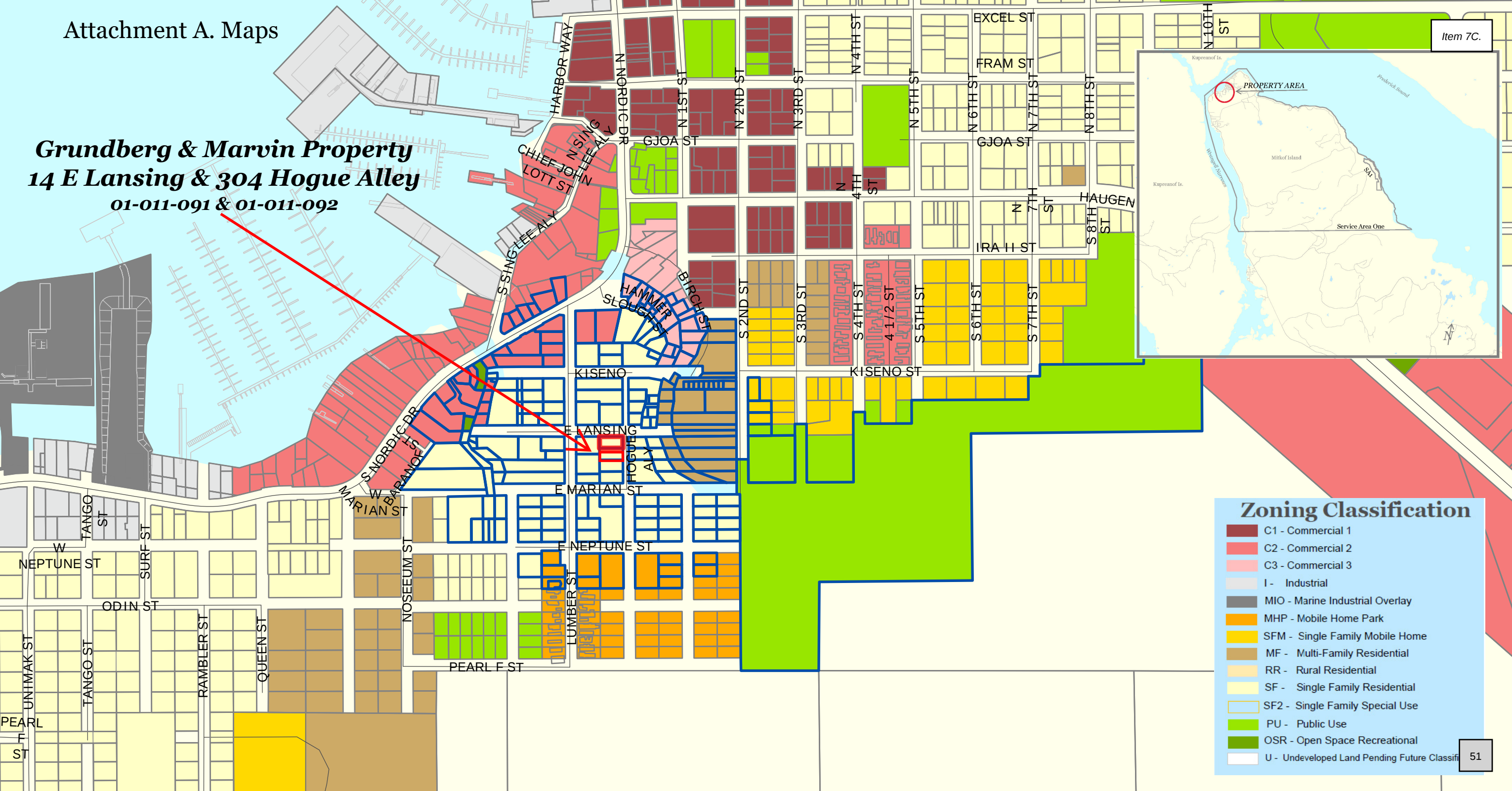
AYE:

NAY:

ABSENT:

Chair, Planning Commission

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 PETERSBURG BOROUGH VARIANCE APPLICATION			
For Borough Use		Date: <u>01/12/20</u>	
Base Fee: \$100		Check No. or CC: <u># 149</u>	
Public Notice Fee: \$70		Received by:	
Total: \$170		Code to: 110.000.404110	
APPLICANT INFORMATION			
NAME: <u>ERIC GRUNDBERG</u>			
PROPERTY INFORMATION			
PHYSICAL ADDRESS or LEGAL DESCRIPTION: <u>14 E LANSDING + 304 HOGUE ALLEY</u>			Lot Size:
LOT:	BLOCK:	SUBDIVISION:	PLAT #:
PARCEL ID: <u>01011091 + 0101092</u>		ZONE:	OVERLAY:
LEGAL ACCESS AND UTILITIES			
WASTEWATER SYSTEM: What is the current or planned system? ☒ Municipal ☐ DEC-approved on-site system			
WATER SOURCE: What is the current or planned system? ☒ Municipal ☐ Cistern/Roof Collection ☐ Well			
LEGAL ACCESS TO LOT(S) (Street Name): <u>LANDING + HOGUE ALLEY</u>			
TYPE OF USE			
What is the current use of property? <u>Residence</u>			
What is the proposed use of property? <u>Residence</u>			
SUBMITTALS			
Is a site plan included? For new construction, please include elevation drawing. ☒ Yes ☐ No			
Photographs can also be helpful to the commission.			
SIGNATURES			
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>EA [Signature]</u>		Date: <u>5/30/2026</u>	
Owner (if different from applicant): _____		Date: _____	
Owner (if different from applicant): _____		Date: _____	

19.80 VARIANCE APPLICATION

Applicant Name: Eric Grundberg

Project Summary: Would like to build a 16x24 garage in our backyard. Due to access from Hogue Alley only suitable location would need to be built within setbacks. Asking to build with 3ft of property line.

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):

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.

There is a 10 ft bank to access the property from hogue Alley.

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.*

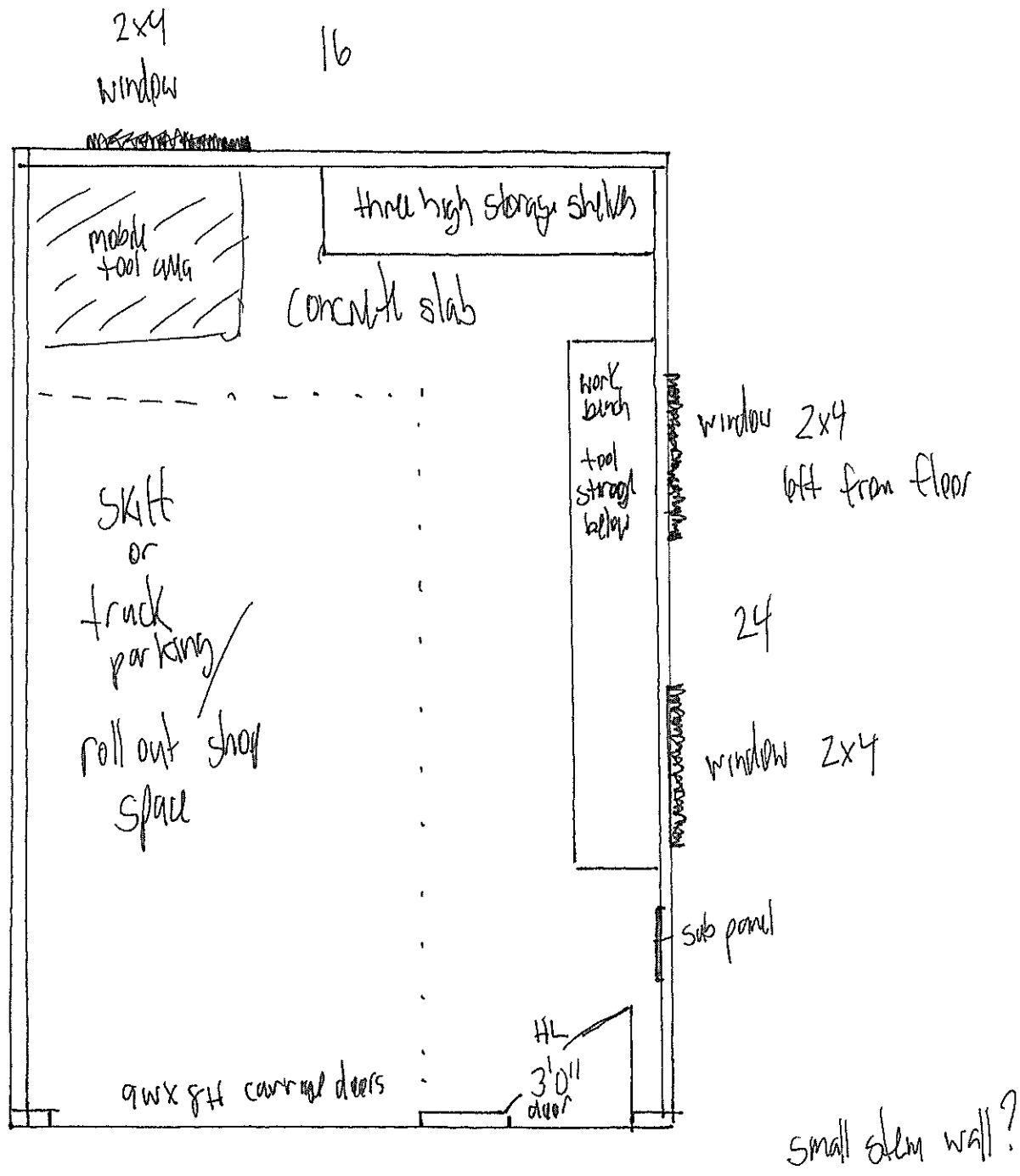
4. That the granting of the variance will not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare. *What is the impact of your project on neighboring properties and the community?*

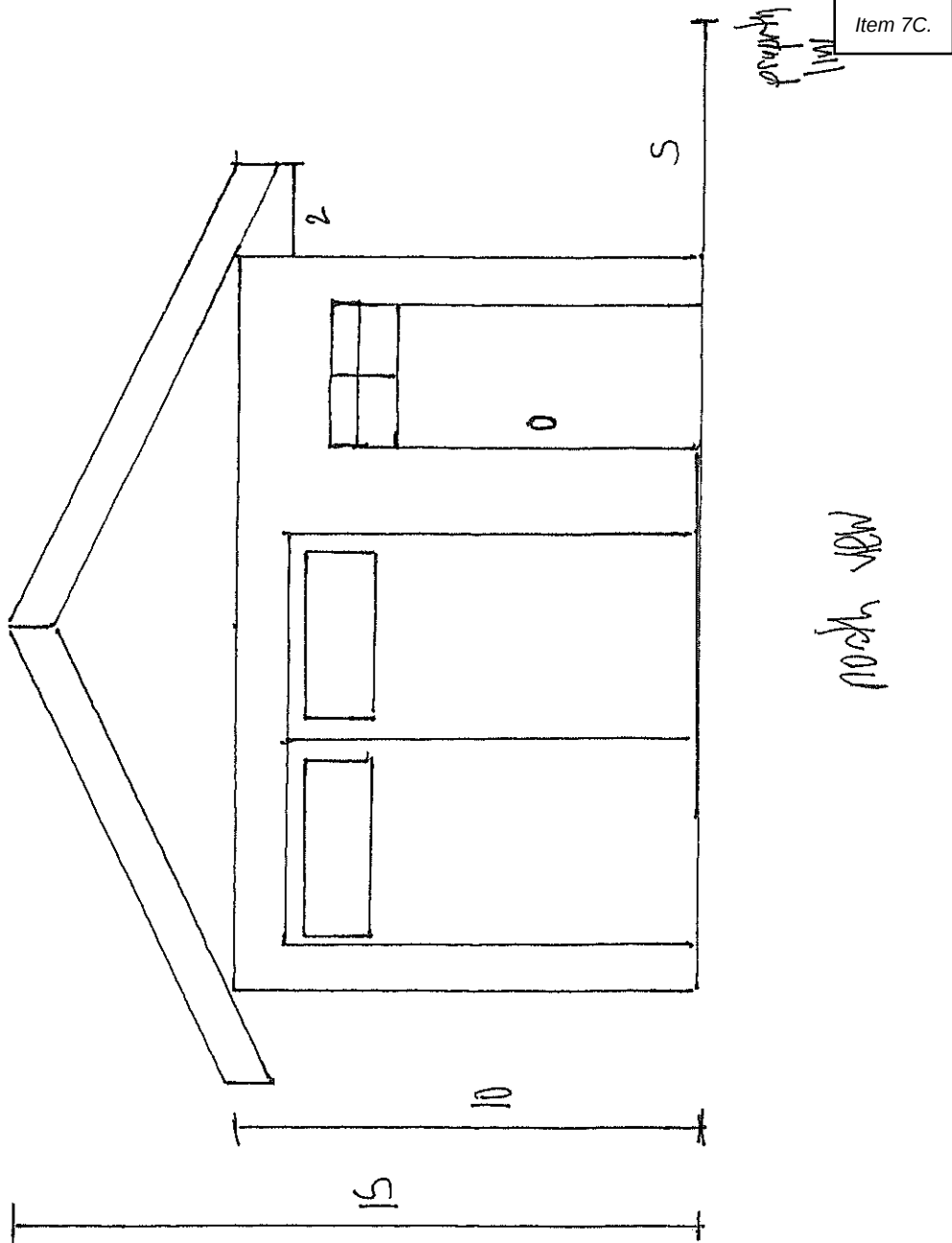
Any walls within 10 ft setback will be built to 1 hour fire wall.

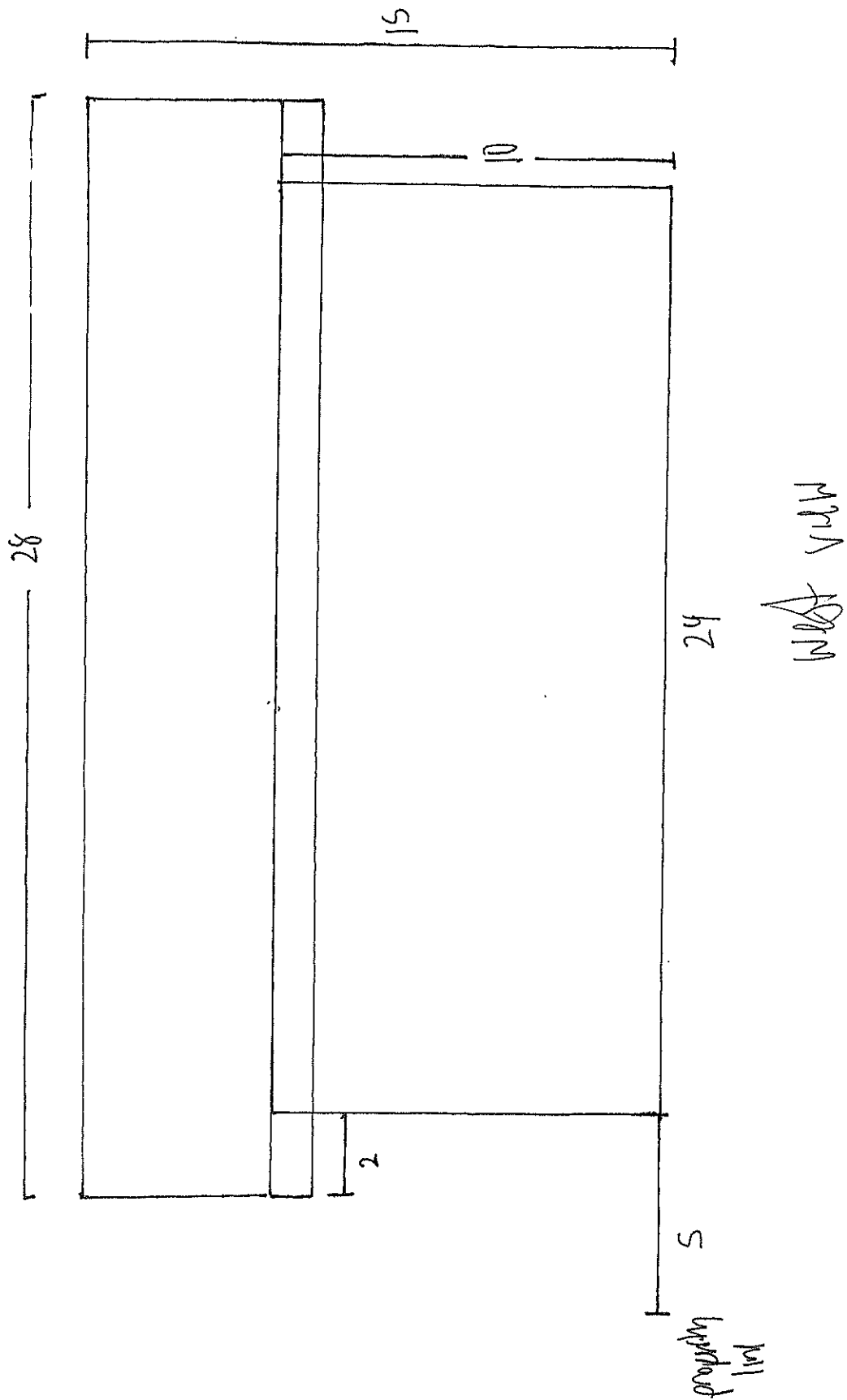


304 Hogue Alley

14 East Lansing









June 29, 2026

**MCMURREN PATRICK L C/O DANDO FINANCIAL LLC
PO BOX 1161
WRANGELL, AK 99929-1161**

NOTICE OF SCHEDULED PUBLIC HEARINGS

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

An application from Eric Grundberg for a variance from the rear yard and side yard setbacks to construct a garage within 3' of the property line at 304 HOGUE ALLEY (PID: 01-011-092).

The public hearing and consideration of the application will be held:	Tuesday, July 14, 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

Community & Economic Development

PO Box 329, Petersburg, AK 99833 – Phone (907)772-4042 Fax (907)772-3759

www.petersburgak.gov

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MIKA CLINE	
GRUNDBERG ERIC A	MARVIN MALENA
13 RENTALS LLC	
AIKINS ROBERT JR	AIKINS STEPHANIE
BERTAGNOLI ANGELA	
BILLI KEITH A	
BIRCH MICHAEL JAMES	
BUEHLER CRAIG D	BUEHLER LAURA J
CALHOUN JENNIFER	CALHOUN URIAH
CHRISTENSEN CHARLES	
CHRISTENSEN DANIEL	
CONNOR DUSTIN	
CONNOR MARIANNE	CONNOR WILLIAM H
COPELAND JEANETTE MARIE	FORGEY JR CARL G
COTTRELL ALICE	
DUPREE KIRSTEN MARIE	
EDFELT ANDY	EDFELT GRAZEL
EINERSON GREGORY	EINERSON WENDY
ELLIS KELLY CHRISTINE	ELLIS PATRICK ARLAND
ENGE IVAR K	
ENGE VALORI JEAN	ENGE IVAR KENNETH
ETCHER MICHAEL SEAN	
FENTER CELESTIAL	
FORD JOHN C	
FRANKLIN JESSICA L	
FUNK BOB	
MARVIN MALENA	GRUNDBERG ERIC A
HAMMER JACOB A	HAMMER KACEY J
HAMMER MYRL	HAMMER BEVERLY & ROGER
HEMENWAY AMY B	HEMENWAY MATTHEW J
HOFACRE ROSS S	PFUNDT ERIN N
HOFSTETTER SARAH C	HOFSTETTER PHILIP J
HULSE DARLA J	
JENSEN TAYLOR	
KANDOLL BRIAN	KANDOLL CAROL
KEGEL ERIK A	
KEUTMANN CHELSEA	KEUTMANN PETER
KILLIAN PAUL H	
KIRCHNER MELODY	
KITO RICHARD	
LAMBE KELSEY J	MCCAY TREVOR
LARSON DOUG	
LICHTENSTEIN MATTHEW S	WOOD HILARY A
LOPEZ CHRISTOPHER & LORENZO	LOPEZ CECILIA & CHRISTINA
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MENEZES HARVEY L	
MILLER CHRIS	
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NILSEN MICHAEL W	NILSEN MAMIE F
OLSEN KAREN ELISE	OLSEN JAMES WILLIAM
OLSON KEN	
PAUL CARSON S	PAUL SONJA A
PAULSON ISAAC	PAULSON SHARON
PULLAR TAYLOR SCOTT	
RICHARDS BRAIN	RICHARDS ALEKSANDRA
ROBERGE SCOTT W	SMITH JANE
ROCKNE TOM	
ROUSSEAU LINDA	ROUSSEAU HAROLD
SAKAMOTO CHRISTINA L	
SALLENBACH WILLIAM	SALLENBACH BRENDA
SCHWEITZER DAN	
SHORT LUKE P	
SUNSET CONDOMINIUM ASSOCIATION	
DONALD R AND BETTY I NELSON	
THOMASSEN FRED	C/O GREG LUTTON
TOTH JESSICA	
TOYOMURA DARYL H	TOYOMURA JENNIFER L
TRETEN LLC	
VALKENBURG TOBY	CRISMORE MICHELLE
VERSTEEG NICHOLAS A	
VERWERS SHANNON L	
WAGNER JILL	
WASHBURN HUGH DEVERE	
WESTRE BRUCE	WESTRE WENDY
WHITETHORN DAVID	WHITETHORN ELOISE K
WILLIAMS DONALD	
WINTERSTEEN MATTHEW T	WINTERSTEEN ELSA M
WOOD HILARY	
YUEN FRANCES	
HAMMER BEVERLY	HAMMER ROGER
FRANKLIN KYLE AND VIKKI	