



# Petersburg Borough

12 South Nordic Drive  
Petersburg, AK 99833

## Meeting Agenda Planning Commission Regular Meeting

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Tuesday, March 10, 2026

12:00 PM

Assembly Chambers

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You are invited to a Zoom meeting.

When: Tuesday, March 10, 2026, 12:00 PM Alaska

Topic: Tuesday, March 10, 2026, Regular Planning Commission Meeting

Please click the link below to join the webinar:

[https://petersburgak-  
gov.zoom.us/j/88621677926?pwd=PhivagedwUbAfnaEwF7QFs3070XPPL.1](https://petersburgak.gov.zoom.us/j/88621677926?pwd=PhivagedwUbAfnaEwF7QFs3070XPPL.1)

Passcode: 166749

Webinar ID: 886 2167 7926

Or Telephone:

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

### 1. Call to Order

### 2. Roll Call

### 3. Acceptance of Agenda

### 4. Approval of Minutes

**A.** February 10, 2026, Meeting Minutes

### 5. Public Comments

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

### 6. Consent Calendar

### 7. Public Hearing Items

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

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

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

- D.** Consideration of an application from Scott & Stacey Fredricksen for a variance from the yard setback requirement to allow for construction of a deck within 6” inches of the side and 4’ feet from the rear property line at 701 RAMBLER ST (PID: 01-011-552)
- E.** Consideration of an application from Joyce Cummings for a minor subdivision at 188 MITKOF HWY (PID: 01-029-090 & 01-030-010)
- F.** Consideration of an application from Sandy Beach Holdings for a major subdivision at 410 SANDY BEACH RD (PID: 01-003-275).

**8. Non-Agenda Items**

**A.** Commissioner Comments

- Wireless Communication Overlay Zoning

**B.** Staff Comments

**C.** Next Meeting is April 14, 2026.

**9. Adjournment**



# Petersburg Borough

12 South Nordic Drive  
Petersburg, AK 99833

## Meeting Minutes Planning Commission Regular Meeting

Tuesday, February 10, 2026

12:00 PM

Assembly Chambers

### 1. Call to Order

The meeting was called to order at 12:01PM.

### 2. Roll Call

#### PRESENT

Commission Chair Chris Fry  
Commission Vice-Chair Heather O'Neil  
Commission Secretary Sarah Fine-Walsh  
Commissioner Joshua Adams  
Commissioner Mika Cline

#### ABSENT

Commissioner John Jensen  
Commissioner Marietta Davis

Commission Chair Fry excused Commissioner Davis from this meeting. Commissioner Chair Fry and Director Liz Cabrera stated that John Jensen resigned from the Planning Commission.

### 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 Vice-Chair O'Neil, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline

### 4. Approval of Minutes

#### A. January 13, 2026, Meeting Minutes

The January 13, 2026, meeting minutes were unanimously approved.

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

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

B. January 23, 2026, Special Meeting Minutes

The January 23, 2026, special meeting minutes were unanimously approved.

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

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

5. Public Comments

None

6. Consent Calendar

None

7. Public Hearing Items

A. Consideration of a recommendation to the Borough Assembly to amend Title 19, Zoning to address Wireless Communication Facilities.

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

Commission Secretary Fine-Walsh read a public comment submitted by Nicole McMurren, which included questions regarding the draft ordinance, specifically related to height restrictions, setback requirements, and the language concerning approval tracks and exemptions.

Discussion between the Commissioners and Director Liz Cabrera regarding tower height, co- location, distinctions between existing and new towers, as well as conditional use permits for approval.

Commission Secretary Fine-Walsh noted a typo in the title of the draft where the word "whether" was missing the letter H.

Amendment to motion made by Commission Secretary Fine-Walsh to section 11: Exemptions 2. Public Safety Communications to add the word "sole" for the sole purpose of providing emergency services. Seconded by Commission Vice-Chair O'Neil.

All in favor.

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

After discussion, Director Cabrera added language to Section 7: *Technical and Safety Standards*, adding definition applies to new, co- location, and routine maintenance.

Amendment to motion made by Commission Secretary Fine-Walsh adding to Section 3: Permitted Zones 3. Public Use: All standalone towers are permitted via the

Conditional Use Permit (CUP) process. Prohibited Zones moves to 4. Seconded by Commission Vice-Chair O'Neil.

All in favor.

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

Voting on the original motion as amended.

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

- B. Initiation of an amendment to Title 19, Zoning to reduce the off-street parking requirement for residential dwellings from two spaces per unit to one space per unit.

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

Commissioner Chair Fry stated that he believed the amendment to off-street parking was unnecessary. Commissioner Cline agreed.

Commissioner Adams spoke as to why he initiated this amendment.

Commissioner Fine-Walsh spoke; she believes this amendment would be a small way to reduce the barriers for making new housing.

Director Cabrera clarified that the variance process is not used to reduce parking requirements because in code, there is a process laid out for exceptions. Petersburg has two parking districts which have already reduced parking requirements in the densest areas.

Motion fails by roll call vote.

Voting Yea: Commission Secretary Fine-Walsh, Commissioner Adams

Voting Nay: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Cline

**8. Non-Agenda Items**

- A. Commissioner Comments

Commission Secretary Fine-Walsh reviewed the process for initiating a new service area that is in the Charter, Article 14. Service Areas, Areawide and Non-Areawide Powers.

Discussion between commissioners regarding Article 14.

Commissioner Cline mentioned she spoke with DNR and they were receptive to charitable conveyances for possible tower location.

Director Cabrera mentioned the idea of wireless communication overlay zoning. The commissioners agreed that this should be on the next agenda under commissioner comments.

B. Staff Comments

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

C. Next Meeting is March 10, 2026.

**9. Adjournment**

The meeting adjourned at 1:29PM.

Motion made by Commission Secretary Fine-Walsh, Seconded by Commissioner Cline.  
Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline

## PLANNING COMMISSION STAFF REPORT

<b>Action #</b>	2026-0302
<b>Meeting Date:</b>	3/10/2026
<b>Applicant(s):</b>	American Cruise Lines Inc
<b>Property Owner(s):</b>	Petersburg Borough
<b>Agent/Representative:</b>	Eric Dussault
<b>Property Address:</b>	121 DOCK ST
<b>Legal Description:</b>	See Attachment E
<b>Parcel ID</b>	01-008-099
<b>Acreage/Lot Size</b>	22,500 sf
<b>Current Zoning</b>	Marine Industrial Overlay
<b>Comp Plan Designation:</b>	Waterfront A
<b>Request Type:</b>	Minor Subdivision

### EXECUTIVE SUMMARY

<b>Applicant Request:</b>	Minor subdivision to create a lease parcel for construction of moorage for commercial passenger vessels
<b>Staff Recommendation:</b>	Approve with conditions
<b>Key Issues:</b>	<p>Proposed subdivision creates a new lease parcel at the end of Dock St.</p> <p>Parcel is appropriately zoned for the intended use as the location of a new mooring float for American Cruise Lines.</p>

### PROJECT DESCRIPTION

<b>Proposal Details</b>	
Intended Use	AMERICAN CRUISE LINES LEASE PARCEL

### SITE CHARACTERISTICS

Size:	22,500 sf
Topography:	submerged lands
Existing Structures:	none
Legal Access:	Dock St
Utilities:	none
Flood Zone:	none
Constraints:	none

### ZONING AND LAND USE ANALYSIS

<b>Current Zoning</b>	
<b>Zone</b>	Marine Industrial Overlay
<b>Intent</b>	The Marine Industrial Overlay (MIO) Zone is established to protect and promote the maritime economy by restricting uses on certain land or tidelands
<b>Principal Uses</b>	Uses outlined in Section 19.50.040 for MIO include harbors, marinas, mooring facilities.
<b>Conditional Uses</b>	There are no conditional uses in the MIO.

Surrounding Zoning		Actual Land Use
<b>North</b>	Marine Industrial Overlay	Commercial/Industrial

South	Marine Industrial Overlay
East	Marine Industrial Overlay
West	n/a

Commercial/Industrial
Commercial/Industrial
Vacant

LOT DEVELOPMENT STANDARDS				
Standard	Required	Proposed	Conforms?	Comment
Min. Lot Size	0	22,500	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;		1	Conforms	
2.The plat provides legal and physical access to a public highway or street for each lot created by the subdivision;		Yes	Conforms	
3.The plat does not contain or require a dedication of a street, right-of-way, or other area;		Yes	Conforms	
4.The plat does not require a vacation of a public dedication of land or a variance from a subdivision regulation;		Yes	Conforms	
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;		Yes	Conforms	

DEPARTMENT REVIEWS	
Department Name	Comments
Public Works:	No comments.
Power & Light:	No comments.
Police Dept	No comments.
Harbor Dept	The Harbor approves the subdivision with the Marine Industrial Overlay at the end of Dock Street. This commercial passenger mooring float project will enhance Petersburg’s waterfront marine environment by providing space for large commercial vessels to moor.
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. 2026-0302 AMERICAN CRUISE LINES LEASE PARCEL at 121 DOCK ST including findings of fact and conditions of approval.

**ALTERNATIVES**

The Planning Commission has the following options:

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

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

**ATTACHMENTS**

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

**APPEAL (PMC 19.92)**

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

**PLANNING COMMISSION RESOLUTION NO. 2026-0302**  
**A RESOLUTION OF THE PETERSBURG BOROUGH PLANNING COMMISSION RECOMMENDING THE APPROVAL OF A**  
**MINOR SUBDIVISION**  
**AMERICAN CRUISE LINES LEASE PARCEL AT 121 DOCK ST**

WHEREAS, on March 10, 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 AMERICAN CRUISE LINES LEASE PARCEL at 121 DOCK ST, legally described as See Attachment E, and

WHEREAS, the comprehensive plan designates this area as Waterfront A for water dependent commercial or industrial uses; 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 consistency with applicable zoning and development standards.

Finding 3: The proposed use is consistent with the approved comprehensive plan.

Finding 4: The applicant has submitted a plat that generally meets accepted standards for good draftsmanship.

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

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

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

Condition 3: Use of parcel shall be governed by terms of lease agreement between lessee and the Petersburg Borough.

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

ADOPTED this 10 day of March, 2026, by the following vote:

AYE:

NAY:

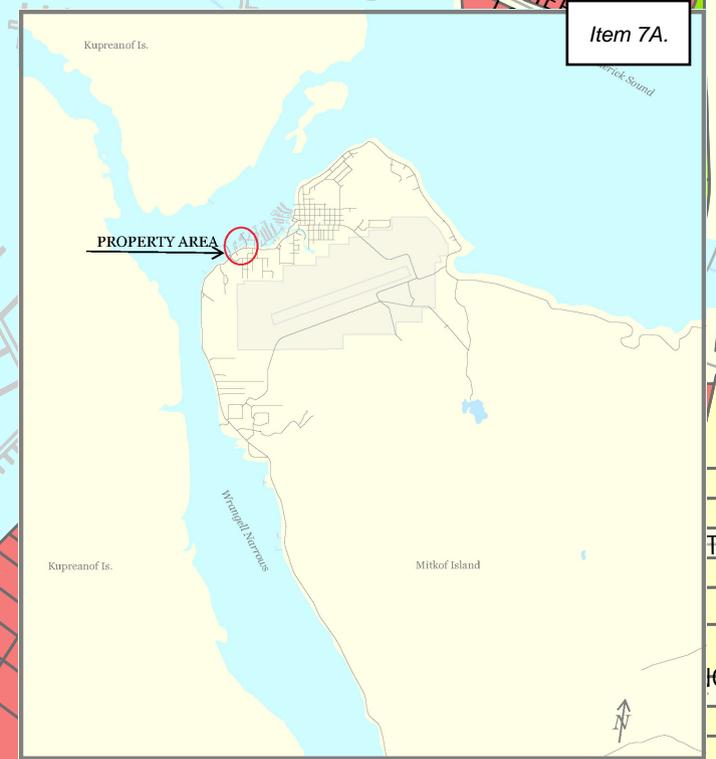
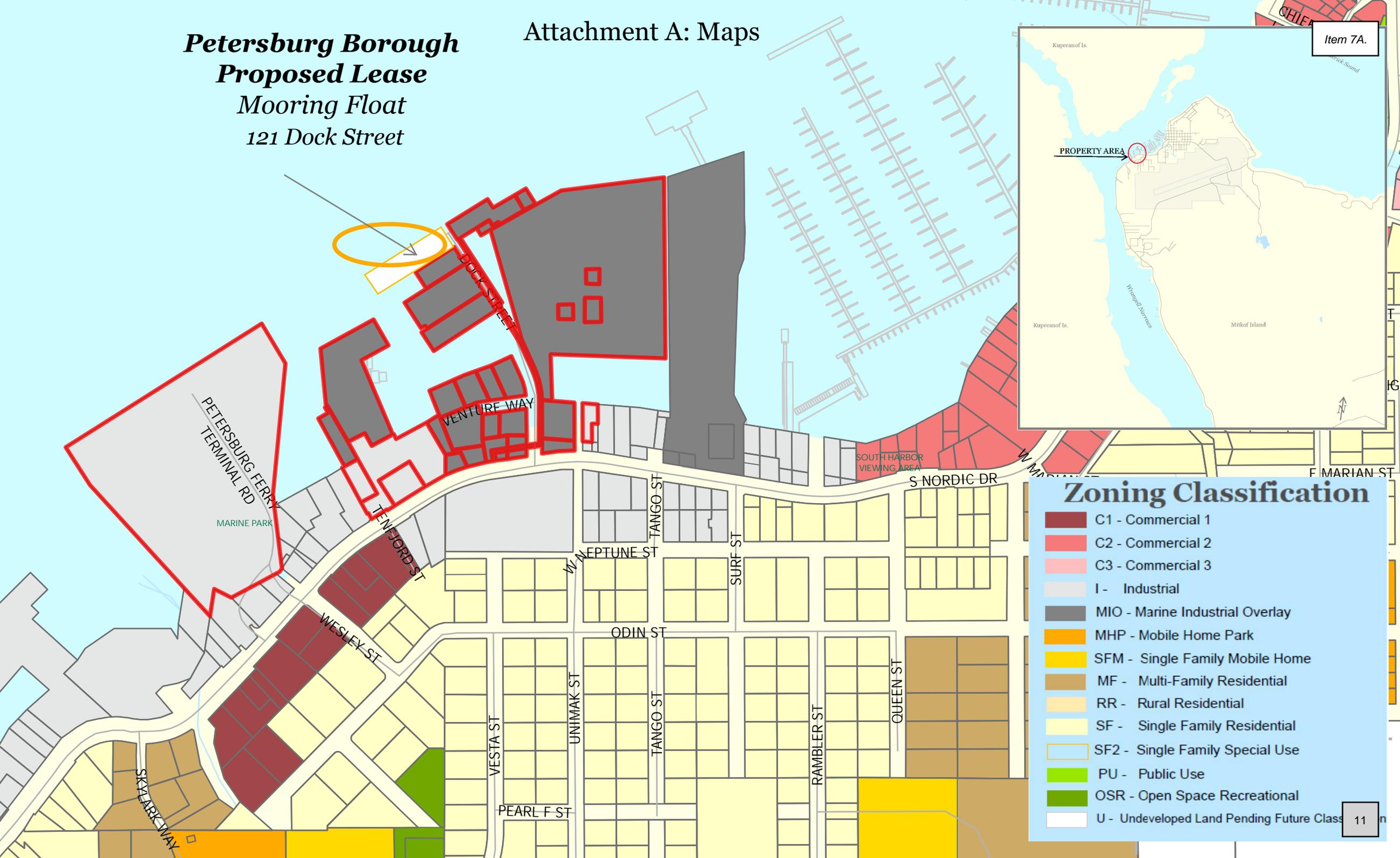
ABSENT:

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Chair, Planning Commission

**Petersburg Borough**  
**Proposed Lease**  
 Mooring Float  
 121 Dock Street

Attachment A: Maps



### Zoning Classification

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

Item 7A.



## PETERSBURG BOROUGH LAND USE APPLICATION

<b>For Borough Use</b>	Date:
Base Fee: \$85	Check No. or CC:
Public Notice Fee: \$70	Received by:
Total: \$155	Code to: 110.000.404110

### APPLICANT INFORMATION

NAME: **American Cruise Lines, Inc.**

### PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION: 121 Dock St (pending address)		Lot Size: 22,500 sf
LOT:	BLOCK:	SUBDIVISION: ATS 9
PARCEL ID: <b>01-008-099 (pending)</b>	ZONE: <b>Industrial (pending)</b>	OVERLAY: <b>MIO (pending)</b>

Current Use of Property: **vacant tidelands/submerged lands**

Proposed Use of Property: **mooring float for commercial passenger vessel**

### 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): **Dock St.**

### TYPE OF APPLICATION AND BASE FEES

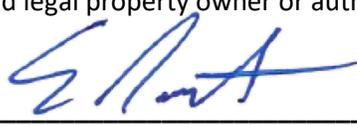
- 18.18 Record of Survey (\$50) (Note: No Public Notice Fee)
- 18.20 Minor Subdivision/18.24 Preliminary Plat/18.19 Replat (\$75 + \$10 per lot)
- 18.24 Final Plat (\$25 per lot)

### 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): Eric Dussault  Date: 1/30/2026

Owner (if different from applicant): Eric Dussault Date: 1/30/2026

Owner (if different from applicant): \_\_\_\_\_ Date: \_\_\_\_\_



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**RE: Minor Subdivision - ACL**

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**From** Glorianne Wollen <gwollen@petersburgak.gov>

**Date** Thu 2/12/2026 8:19 AM

**To** Liz Cabrera <lcabrera@petersburgak.gov>; Karl Hagerman <khagerman@petersburgak.gov>; Aaron Marohl <amarohl@petersburgak.gov>; Stephan Harbour <sharbour@petersburgak.gov>; Thomas Rummel <trummel@petersburgak.gov>; James Kerr <jkerr@petersburgak.gov>; Aaron Hankins <ahankins@petersburgak.gov>; Ryan Welde <rwelde@petersburgak.gov>; Dan Bird <firechief1@petersburgak.gov>

The Harbor approves the subdivision with the Marine Industrial Overlay at the end of Dock Street. This commercial passenger mooring float project will enhance Petersburg's waterfront marine environment by providing space for large commercial vessels to moor.

Thanks,  
Glo Wollen  
Harbormaster

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**From:** Liz Cabrera <lcabrera@petersburgak.gov>

**Sent:** Wednesday, February 11, 2026 4:18 PM

**To:** Glorianne Wollen <gwollen@petersburgak.gov>; Karl Hagerman <khagerman@petersburgak.gov>; Aaron Marohl <amarohl@petersburgak.gov>; Stephan Harbour <sharbour@petersburgak.gov>; Thomas Rummel <trummel@petersburgak.gov>; James Kerr <jkerr@petersburgak.gov>; Aaron Hankins <ahankins@petersburgak.gov>; Ryan Welde <rwelde@petersburgak.gov>; Dan Bird <firechief1@petersburgak.gov>

**Subject:** Minor Subdivision - ACL

All,

Attached is an application for a minor subdivision at the end of Dock St. The proposed use is a lease parcel for construction of a commercial passenger mooring float.

Let me know if you have any comments.

Thx,  
Liz

**Liz Cabrera**  
Community Development  
Petersburg Borough  
PO Box 329  
Petersburg AK 99833  
(907) 518-0242



February 17, 2026

**US FOREST SERVICE****NOTICE OF SCHEDULED PUBLIC HEARINGS**

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

**An application from American Cruise Lines for a minor subdivision at 121 DOCK ST (PID: 01-008-099)**

The public hearing and consideration of the application will be held:	<b>Tuesday, March 10, 2026, at 12:00 PM</b> Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via <b>ZOOM</b> , 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.

<b>TO SUBMIT WRITTEN COMMENTS TO THE PLANNING COMMISSION</b>	
By Mail:	PO Box 329, Petersburg, Alaska 99833
By Email:	<a href="mailto:acaulum@petersburgak.gov">acaulum@petersburgak.gov</a>
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](http://www.petersburgak.gov)

Name1	Name2
CHRIS FRY	
HEATHER O'NEIL	
SARAH FINE-WALSH	
JOSHUA ADAMS	
MARIETTA DAVIS	
MIKA CLINE	
<b>CHARLES B ROBERTSON</b>	<b>AMERICAN CRUISE LINES</b>

- ALASKA DOT & PF
- ALASKA STATE OF
- BIRCHELL PROPERTIES LLC
- CORLS CUSTOMS LLC
- ISLAND REFRIGERATION LLC
- NORDIC HOUSE BED & BREAKFAST INC
- PETERSBURG FLYING SERVICES LLC
- PETRO 49 INC
- PISTON AND RUDDER SERVICE INC
- ROCKY'S MARINE INC.
- ROSVOLD LESSEE ERIC
- RUTHERFORD ANDREW
- US COAST GUARD
- US FOREST SERVICE

# Attachment E. Proposed Plat

## CERTIFICATE OF LESSEE

I/WE HEREBY CERTIFY THAT I AM/WE ARE THE LEASE APPLICANTS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I/WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY/OUR FREE CONSENT.

DATE \_\_\_\_\_ LESSEE \_\_\_\_\_

## CERTIFICATE OF OWNERSHIP & BOROUGH ASSEMBLY APPROVAL

I/WE HEREBY CERTIFY THAT THE UNLOTTED PORTIONS OF ALASKA TIDELANDS SURVEY No. 9 ARE OWNED BY THE PETERSBURG BOROUGH AND THAT THE CREATION OF THE ACL LEASE PARCEL HAS BEEN APPROVED BY THE BOROUGH ASSEMBLY, AND THAT THIS TIDELANDS LEASE PLAT IS APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT RECORDER, PETERSBURG RECORDING DISTRICT, STATE OF ALASKA.

DATE \_\_\_\_\_ PETERSBURG BOROUGH MAYOR \_\_\_\_\_

DATE \_\_\_\_\_ PETERSBURG BOROUGH CLERK \_\_\_\_\_

## NOTARY'S ACKNOWLEDGMENT

U.S. OF AMERICA  
STATE OF ALASKA  
PETERSBURG BOROUGH  
THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY TO ME

APPEARED \_\_\_\_\_ KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND HE/SHE/THEY ACKNOWLEDGED TO ME THAT \_\_\_\_\_ (HE/SHE/THEY SIGNED) THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: \_\_\_\_\_

## CERTIFICATE OF APPROVAL BY THE PLATTING BOARD

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

DATE \_\_\_\_\_ CHAIRMAN, PETERSBURG PLATTING BOARD \_\_\_\_\_

## CERTIFICATE OF PAYMENT OF TAXES

STATE OF ALASKA }  
FIRST JUDICIAL DISTRICT } ss.

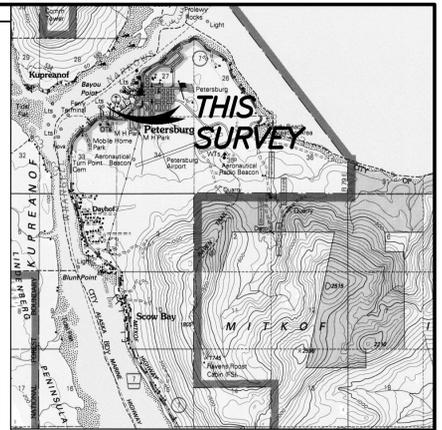
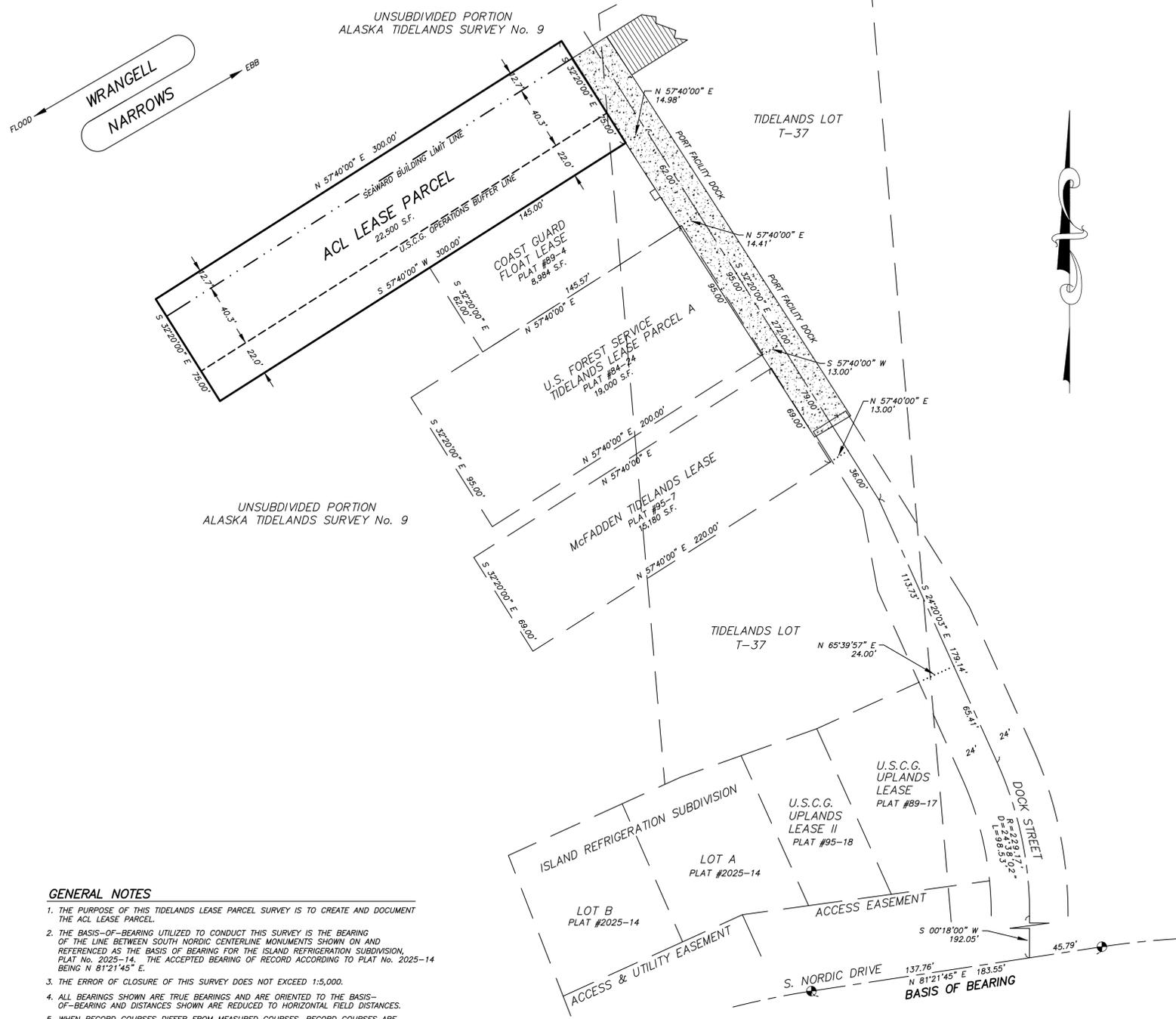
I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ACTING ASSESSOR FOR THE PETERSBURG BOROUGH, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE PETERSBURG BOROUGH, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS IN

THE NAME OF: \_\_\_\_\_

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT PETERSBURG, ALASKA.

FINANCE DIRECTOR — PETERSBURG BOROUGH \_\_\_\_\_



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

## LAND 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.

DAVID C. THYNES  
REGISTERED LAND SURVEYOR No. 10390  
DATE \_\_\_\_\_



# PRELIMINARY

## GENERAL NOTES

- 1. THE PURPOSE OF THIS TIDELANDS LEASE PARCEL SURVEY IS TO CREATE AND DOCUMENT THE ACL LEASE PARCEL.
- 2. THE BASIS-OF-BEARING UTILIZED TO CONDUCT THIS SURVEY IS THE BEARING OF THE LINE BETWEEN SOUTH NORDIC CENTERLINE MONUMENTS SHOWN ON AND REFERENCED AS THE BASIS OF BEARING FOR THE ISLAND REFRIGERATION SUBDIVISION, PLAT No. 2025-14. THE ACCEPTED BEARING OF RECORD ACCORDING TO PLAT No. 2025-14 BEING N 81°21'45" E.
- 3. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5,000.
- 4. ALL BEARINGS SHOWN ARE TRUE BEARINGS AND ARE ORIENTED TO THE BASIS-OF-BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- 5. WHEN RECORD COURSES DIFFER FROM MEASURED COURSES, RECORD COURSES ARE SHOWN IN PARENTHESES ( ) FOLLOWED BY THE SOURCE OF THE RECORD INFORMATION.
- 6. THE FOLLOWING PLATS AND RECORDS WERE USED TO EXECUTE THIS SURVEY:
  - (R1) ISLAND REFRIGERATION SUBDIVISION PLAT No. 2025-14
  - (R2) CITY OF PETERSBURG COAST GUARD FLOAT LEASE PLAT No. 89-4
  - (R3) FOREST SERVICE LEASE PLAT No. 84-24
  - (R4) S.E. ALASKA OIL CORP. TIDELANDS LEASE PLAT No. 87-28
  - (R5) McFADDEN TIDELANDS LEASE PLAT, PLAT No. 95-7
  - (R6) A.D.O.T. SEAPLANE FACILITY EASEMENT DOC No. 110-1994-000898-0
  - (R7) A.D.O.T. R.O.W. MAP NORDIC DRIVE REFURBISHMENT SHAK-STP-0003(156)/68048
- 7. THE LEASE PARCEL CREATED BY THIS TIDELANDS LEASE PLAT IS LOCATED ENTIRELY WITHIN THE TIDAL ZONE. NO NEW MONUMENTS WERE ESTABLISHED BY THIS SURVEY.
- 8. THE ACL LEASE PARCEL SHOWN IS SUBJECT TO ALL CONDITIONS & EXCEPTIONS SET FORTH IN LEASE AGREEMENTS BETWEEN THE PETERSBURG BOROUGH AND THE ACL LEASE PARCEL LESSEE(S).

## LEGEND

- ⊕ HIGHWAY CENTERLINE MONUMENT IN CAST IRON MONUMENT CASING RECOVERED THIS SURVEY
- ⊙ 2" ALUMINUM CAP MONUMENT ON 5/8" REBAR BRAUN LS 5485 RECOVERED THIS SURVEY
- \_\_\_\_\_ ACL LEASE PARCEL BOUNDARY LINE
- \_\_\_\_\_ BOUNDARY OTHER
- \_\_\_\_\_ SURVEY TIE FROM MONUMENT OR REFERENCE LINE
- \_\_\_\_\_ STREET/R.O.W. CENTERLINE
- \_\_\_\_\_ SEAWARD CONSTRUCTION LIMIT LINE
- \_\_\_\_\_ U.S.C.G. OPERATIONS BUFFER LINE

CLIENT: PETERSBURG BOROUGH  
P.O. BOX 329  
PETERSBURG, AK 99833

40 0 40 80 120  
SCALE IN FEET

### ACL LEASE PARCEL SURVEY

A PLAT OF THE ACL LEASE PARCEL LOCATED WITHIN A PORTION OF LOT T-37 OF THE TIDELANDS ADDITION SUBDIVISION & WITHIN AN UNSUBDIVIDED PORTION OF A.T.S. No. 9 PETERSBURG RECORDING DISTRICT

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

DRAWN & CHECKED BY D.C.T. SURVEY DATE INITIATED: 12/01/2025 COMPLETED: 12/17/2025  
DATE: 01/27/2026  
SCALE: 1" = 40' C.S.S. DRAWING No.: ACL LEASE PRCL 2025

## PLANNING COMMISSION STAFF REPORT

<b>Action #</b>	2026-0303
<b>Meeting Date:</b>	3/10/2026
<b>Applicant(s):</b>	Ken Howard
<b>Property Owner(s):</b>	
<b>Agent/Representative:</b>	
<b>Property Address:</b>	1006 N. NORDIC DR
<b>Legal Description:</b>	N 1/2 Lot 2, Blk. 82, USS 1252
<b>Parcel ID</b>	01-002-229
<b>Acreage/Lot Size</b>	8,010 sf
<b>Current Zoning</b>	Single-family Residential
<b>Comp Plan Designation:</b>	Waterfront B
<b>Request Type:</b>	Variance

### EXECUTIVE SUMMARY

**Applicant Request:** Variance from side and rear yard setbacks to construct garage and car port

**Staff Recommendation:** Approve side yard variance/Deny rear yard variance

**Key Issues:** Subject parcel does not meet minimum frontage for a single-family residential lot. It is legal nonconforming.  
Existing garage does not meet current set back requirements and is legal nonconforming.  
Reconstruction of nonconforming garage is required to meet code unless a variance is granted.

### PROJECT DESCRIPTION

#### Proposal Details

Intended Use	TO CONSTRUCT A NEW CARPORT 5' FROM THE SIDE PROPERTY LINE
Building/Development	Replace Garage and add new carport
Site Improvements	
Operations Plan	
Timeline	

### SITE CHARACTERISTICS

Size:	8,010 sf
Topography:	Filled lot
Existing Structures:	House, woodshed, and garage
Legal Access:	N. Nordic & Wrangell Ave
Utilities:	yes
Flood Zone:	n/a
Constraints:	none

### ZONING AND LAND USE ANALYSIS

Current Zoning	
<b>Zone</b>	Single-family Residential
<b>Intent</b>	SFR provides a sound and attractive residential neighborhood.

<b>Principal Uses</b>	Uses outlined in Section 19.20.020 for SFR, include, but are not limited to, single-family homes, two-family homes, and accessory buildings.
<b>Conditional Uses</b>	Conditional uses outlined in Section 19.20.040 for SFR include, but are not limited to, home occupation, private schools, church, public buildings.

Surrounding Zoning		Actual Land Use	
North	Public Use		Vacant
South	Single-family Residential		Residential
East	Single-family Residential		Vacant
West	Single-family, special use		Residential

LOT DEVELOPMENT STANDARDS				
Standard	Required	Proposed	Conforms?	Comment
Min. Lot Size	8,000	8,010	Yes	
Setback - Front	20	20'	Yes	
Setback - Side (North)	10	11'	Yes	
Setback - Side (South)	10	5'	No	variance requested
Setback - Rear	20	15.2'	No	variance requested
Max. Lot Coverage	35%	27%	Yes	
Max. Building Height	3 stories, NTE 35'	Yes	Yes	
Parking Spaces	2	Yes	Yes	

**STANDARDS ANALYSIS (PMC 19.80.050)**

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

The subject property is only 50' wide and does not meet the minimum frontage requirement of 80' and is legal nonconforming. The subject property is just over 150' long and is comparable in length to many lots in the area. **That the strict application of the provisions of this title would result in practical difficulties or unnecessary pecuniary hardships.**

The 50' width of the lot constrains development of the subject property within required setbacks.

**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.**

The proposed project is not anticipated to cause damage to other properties or be detrimental to public health, safety or welfare.

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

**PUBLIC NOTICE**

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

**FINDINGS AND CONDITIONS OF APPROVAL**

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

**Proposed Motion**  
I move to approve Resolution No. 2026-0303 TO CONSTRUCT A NEW CARPORT 5' FROM THE SIDE PROPERTY LINE at 1006 N. NORDIC 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. Deny the application.

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

**ATTACHMENTS**

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

**APPEAL (PMC 19.92)**

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

**PLANNING COMMISSION RESOLUTION NO. 2026-0303  
A RESOLUTION OF THE PETERSBURG BOROUGH PLANNING COMMISSION RECOMMENDING THE APPROVAL OF A  
VARIANCE  
TO CONSTRUCT A NEW CARPORT 5' FROM THE SIDE PROPERTY LINE AT 1006 N. NORDIC DR**

WHEREAS, on March 10, 2026, the Planning Commission conducted a duly and properly noticed public hearing to consider an application for a minor subdivision TO CONSTRUCT A NEW CARPORT 5' FROM THE SIDE PROPERTY LINE at 1006 N. NORDIC DR, legally described as N 1/2 Lot 2, Blk. 82, USS 1252, 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 proposed project meets the conditions of approval of 19.80.050.

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

Finding 3: The proposed use will not have a significant adverse impact on surrounding properties or public services.

Finding 4: The existing garage is located 15' from the rear property line and is a nonconforming structure. Per 19.68.040 (B), if a nonconforming structure is destroyed, the reconstruction must conform with Title 19 requirements.

Finding 5: The narrowness of the lot supports the need for a side yard variance, but the lot is 158' long and the rear yard setback of 20' could be achieved with by reducing the length of the proposed garage by 5'.

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

Condition 1: The development shall be constructed in substantial conformance with the submitted plan as approved by the Commission.

Condition 2: The applicant shall comply with all applicable building codes and related regulations.

Condition 3: All other applicable municipal, state, and federal permits and approvals must be obtained.

Condition 4: This approval shall expire 1 year from the date of approval unless construction has commenced or a time extension has been approved by the Commission.

Condition 5: The planning commission may, in writing, suspend or revoke a permit issued under the provisions of this section whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any provisions of this code.

Condition 6: Carport is constructed so that no portion of the structure is closer than 5' to the property line and garage is reconstructed to conform with 20' rear setback.

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

ADOPTED this 10 day of March, 2026, by the following vote:

AYE:

NAY:

ABSENT:

\_\_\_\_\_  
Chair, Planning Commission

# Attachment A. MAPS

**Howard Property**  
**1006 N. Nordic Drive**  
**01-002-229**



Item 7B.

### Zoning Classification

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





## PETERSBURG BOROUGH VARIANCE APPLICATION

<b>For Borough Use</b>		Date:	
Base Fee: \$100		Check No. or CC:	
Public Notice Fee: \$70		Received by:	
Total: \$170		Code to: 110.000.404110	
<b>APPLICANT INFORMATION</b>			
NAME: <u>KEN HOWARD</u>			
<b>PROPERTY INFORMATION</b>			
PHYSICAL ADDRESS or LEGAL DESCRIPTION:			Lot Size: <u>50' x 159'</u>
LOT: <u>North 1/2 lot 2</u>	BLOCK: <u>82</u>	SUBDIVISION: <u>Survey 1252</u>	PLAT #:
PARCEL ID: <u>01002229</u>	ZONE:		OVERLAY:
<b>LEGAL ACCESS AND UTILITIES</b>			
WASTEWATER SYSTEM: What is the current or planned system? <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> DEC-approved on-site system			
WATER SOURCE: What is the current or planned system? <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Cistern/Roof Collection <input type="checkbox"/> Well			
LEGAL ACCESS TO LOT(S) (Street Name): <u>1006 N. NORDIC DR.</u>			
<b>TYPE OF USE</b>			
What is the current use of property? <u>Residential</u>			
What is the proposed use of property? <u>Same</u>			
<b>SUBMITTALS</b>			
Is a site plan included? For new construction, please include elevation drawing. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Photographs can also be helpful to the commission.			
<b>SIGNATURE(S)</b>			
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>Ken Howard</u>		Date: <u>3/3/2026</u>	
Owner (if different from applicant): _____		Date: _____	
Owner (if different from applicant): _____		Date: _____	

### 19.80 VARIANCE APPLICATION

Applicant Name: KEN HOWARD

Project Summary: Remove existing garage & woodshed  
replace with new building, same size. Add  
14x32 car port.

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.

Existing building does not meet current set back requirements.

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.

Due to lot width I can not meet set back requirements to current code.

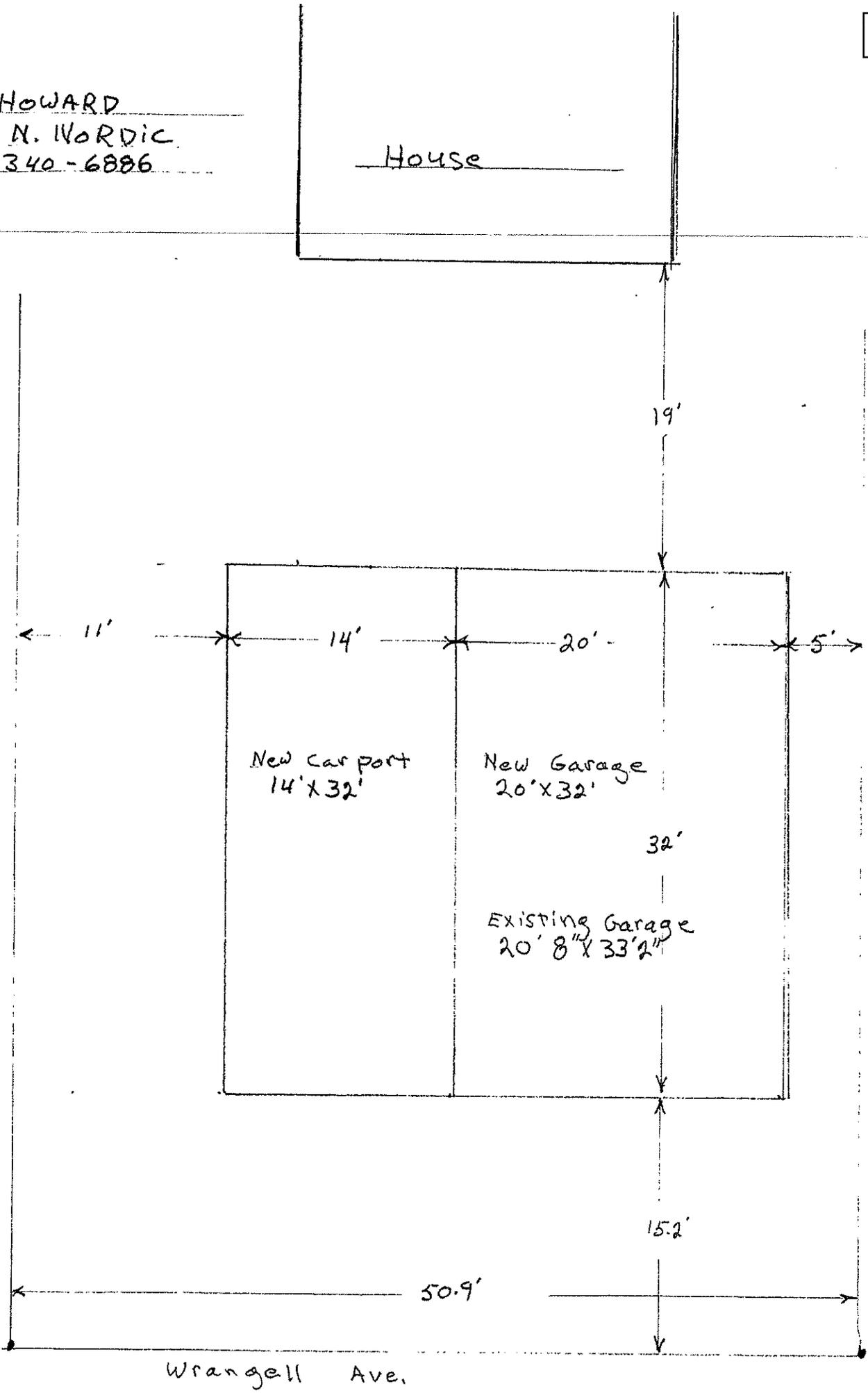
4. That the granting of the variance will not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare. What is the impact of your project on neighboring properties and the community?

Not to my knowledge.

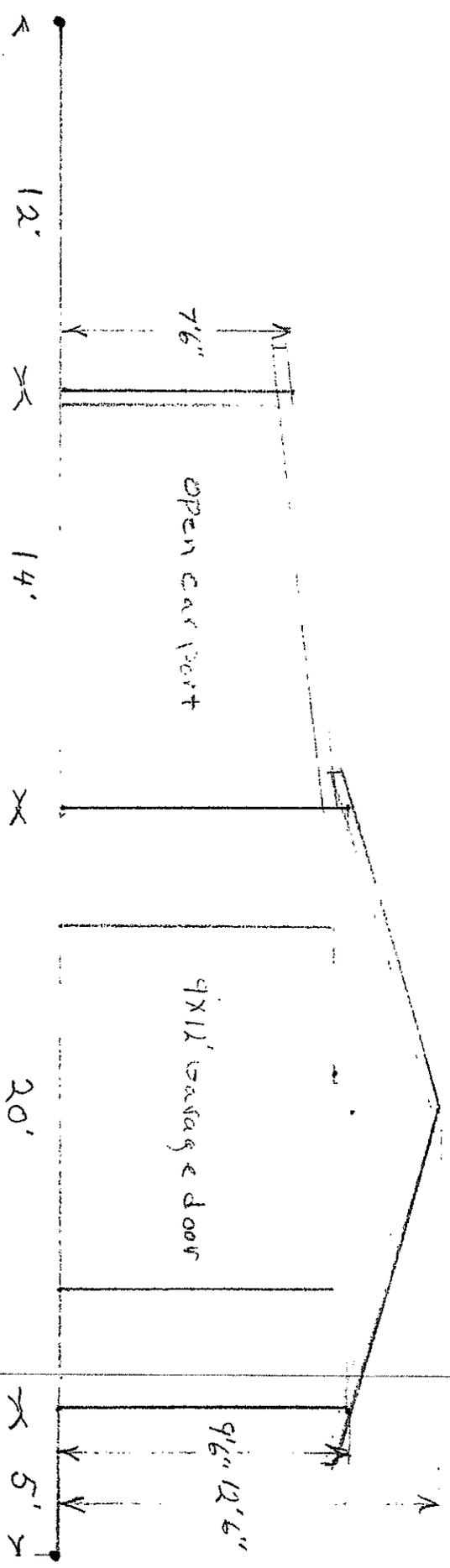


KEN HOWARD  
1006 N. WARDIC  
907-340-6886

House



KEN HOWARD  
1006 N. NORDIC  
907-340-6886



Ken Howard  
1006 N. Nordic  
907-340-6886

Item 7B.





February 17, 2026

**BALCOM BRADLEY D BALCOM HANNAH**  
[REDACTED]

**NOTICE OF SCHEDULED PUBLIC HEARINGS**

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

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

The public hearing and consideration of the application will be held:	<b>Tuesday, March 10, 2026, at 12:00 PM</b> Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via <b>ZOOM</b> , 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.

<b>TO SUBMIT WRITTEN COMMENTS TO THE PLANNING COMMISSION</b>	
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,

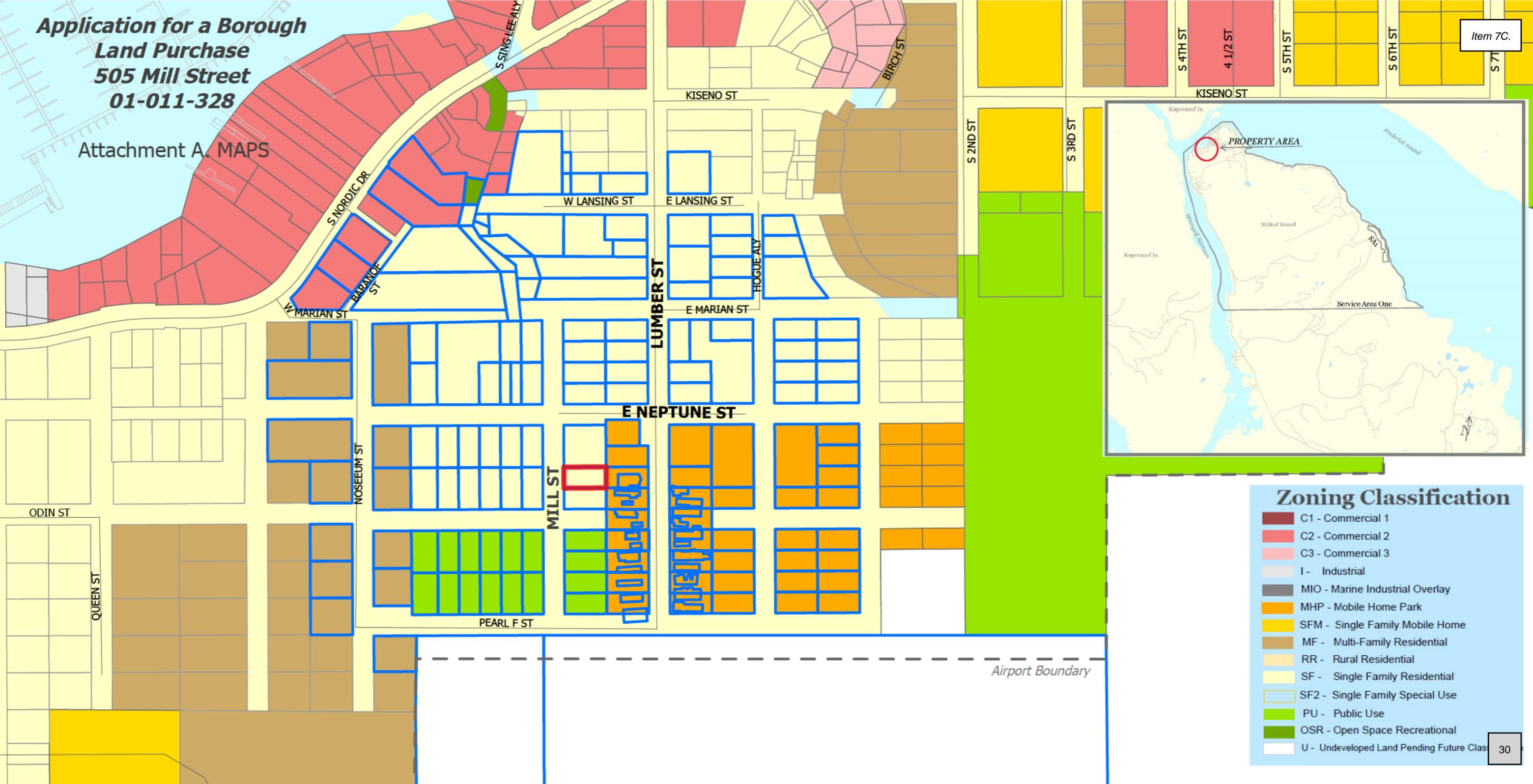
Liz Cabrera  
Community & Economic Development Department

Name1	Name2
CHRIS FRY	
HEATHER O'NEIL	
SARAH FINE-WALSH	
JOSHUA ADAMS	
MARIETTA DAVIS	
MIKA CLINE	
HOWARD KENNETH	HOWARD LAURA
BALCOM BRADLEY D	BALCOM HANNAH
BELL DUANE E	BELL DIAN L
BENITZ DAVID	BENITZ CEAN
BERGMANN WILLIAM BERGMANN JOYCE A	WILLIAM AND JOYCE BERGMANN LIVING TRUST
CAPLES DARSHANN A TRUSTEE	CAPLES LIVING TRUST
CARIELLO JAMES	
DAVIS CHARLES	
CORNELIUS DONALD A	CORNELIUS KAREN A
CORRAO CHELSEA	
CURRY PROPERTY LLC	
DAVIS WESLEY A	DAVIS ANGELA
DORMER RICHARD	DORMER JILL
DURBIN MICHAEL A	
ELLIS DAVID C	
ELLIS JEAN L	
FREEMAN HARLAN F	FREEMAN SHARON A
GELHAUS MARK	GELHAUS MARCELLA
GREINIER ANDREW C	
GUTHRIE ALEXANDER F	GUTHRIE LAURA S
HALTINER ROBERT	HALTINER SIGNE
HENDERSON RANDAL L	HENDERSON JUDITH M
HICKMAN DANIEL	HICKMAN PATRICIA L
ROBERT AND SIGNE HALTINER	
KASTAMA SHARON	KASTAMA COREY
KIVISTO KURT	KIVISTO SHARON
KOWALSKI GREGORY A	KOWALSKI CATHERINE W
LEE HEIDI	
LEONARD MICHAEL P	LEONARD MARY G
LUCZAK LEON	LUCZAK JOANNE
MACPHEE DANIELLE	RASMUSSEN JACOB
MALONE ALAN J	
MARTENS JENNY L	
MIDKIFF EARL	MIDKIFF SHANNON
MILLER APRIL LANE	
NELSON PATRICIA A	
NILSEN ROBERT	NILSEN CARROL
NORDGREN OLE	NORDGREN KANDI
O'GARA DEBRA	
OCHOA RAYMOND	
PARR ROBIN E	PARR HUNT E
PAWUK ELIZABETH D	
OHMER DAVE	
RIEMER DAVID	RIEMER SALLY
RITTER WENDY	
ROBINSON JEFFREY W	FUQUA SUZANNE M
SIMBAHON TIARE R	
SPRAGUE RICHARD	SPRAGUE SHARON
THORSEN STACEY A	THORSEN DEREK
THYNES BRANDI R	
THYNES CHARLES	THYNES STEPHANIE
US COAST GUARD	
VAN ETTINGER PAUL C VAN ETTINGER CHRISTINE M	
WALLACE GEORGE	WALLACE CAROL
WELCH JERRY L	WELCH TERRY A
WOOD KARSTEN F	WOOD KELLII
WORHATCH MAXIMILIAN IV	WORHATCH CENA
YUEN KEN	VIENT VIVIAN

**Application for a Borough  
Land Purchase  
505 Mill Street  
01-011-328**

**Attachment A. MAPS**

Item 7C.



**Zoning Classification**

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

### Petersburg Borough Land Disposal Application

Applicant Name:

Taylor Jensen
---------------

This is a request for land disposal via:

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

Parcel ID #(s) of Subject Property:

01-011-328	

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

	State of Federal Agency
	Federally Recognized Tribe
	Nonprofit Entity
	Applying to Purchase for a Public Benefit Purpose per PMC 16.12.03

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

5000 sq ft
------------

2. Attach a map showing the location of the parcel(s) requested. Map must show surrounding area with the land requested clearly marked with bolded borders or highlighted color.

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

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

3. Narrative on use of property: Explain proposed use of land and when use is expected to begin and end. Include any planned new construction or renovation, including time-frame when construction or renovation will be completed and type of materials to be used. Provide the estimated dollar value of proposed improvements. Explain the value of the proposal to the economy of the borough and any other information you feel should be considered. (attached additional sheet if necessary)

I would clear some of the trees that are leaning
towards my house, extend my driveway for more
parking, and eventually build a small shop.

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

Yes  No      If yes, please check one     Lease     Permit

Describe the **type** of permit or lease, if applicable, and the name and last known address of the permittee or lessee:


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


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

A. Name, address and state of incorporation

Name:
Address:
Telephone #:

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

8. Why should the Assembly approve of this request?

<i>It would increase Revenue through Property taxes.</i>

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


11. Is the property tidelands?  Yes  No

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


**NOTICE TO APPLICANT(s):**

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

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

Please sign application in the presence of a Notary Public.

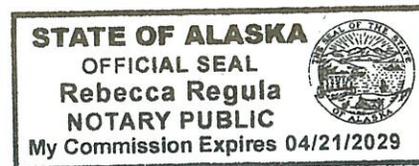
Taylor Jensen  
Applicant/Applicant's Representative Signature

Taylor Jensen  
Printed Name

Subscribed and sworn to by Taylor Jensen, who personally appeared before me this 6<sup>th</sup> day of February, 2026

Rebecca Regula  
Notary Public in and for the State of Alaska.

My Commission Expires: 2-6-2026



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

**Borough Use Only**  
Petersburg Borough Land Disposal Application

Filing Fee Received By: <i>KT</i>	Date Received:
Payment Type: <i>credit card</i>	<i>2.6.2026</i>

Legal Description(s) of Property:

<i>Lot 2 Block 245 Section 34 Township 58S</i>
<i>Range 79E US Survey 1252A</i>

Current Zoning of Property

<i>Single-family residential</i>

**Borough Department Comments Section**

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

1. Department Comments:

<i>Public Works has no public need for this property.</i>

Public Works  
Name of Department

*Aaron Marohl*  
Signature of Department Commenter



6. Department Comments:


\_\_\_\_\_  
Name of Department

\_\_\_\_\_  
Signature of Department Commenter

# 505 Mill Street Map





February 24, 2026

**ELLIS KELLY CHRISTINE ELLIS PATRICK ARLAND**



**NOTICE OF SCHEDULED PUBLIC HEARINGS**

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

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

The public hearing and consideration of the application will be held:	<b>Tuesday, March 10, 2026, at 12:00 PM</b> Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via <b>ZOOM</b> , 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.

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

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Sincerely,

Liz Cabrera  
Community & Economic Development Department

Name1	Name2
CHRIS FRY	
HEATHER O'NEIL	
SARAH FINE-WALSH	
JOSHUA ADAMS	
MARIETTA DAVIS	
MIKA CLINE	
JENSEN TAYLOR	
AIKINS ROBERT JR	AIKINS STEPHANIE
AKINS DONALD	
ALASKA STATE OF	
ALLEN CASSIE	
BENITZ ROBERT E	
BENSON DIANE E	VITA ANTHONY S
BERTAGNOLI ANGELA	
BIRCH MICHAEL JAMES	
BUEHLER CRAIG D	BUEHLER LAURA J
CHRISTENSEN ANDERS	
CONNOR DUSTIN	
CONNOR MARIANNE	CONNOR WILLIAM H
CUMPS THOMAS JR	CUMPS ALICE M
DURST DYLAN S	
EDFELT ANDREW K	
EDFELT ANDY	EDFELT GRAZEL
EINERSON GREGORY	EINERSON WENDY
ELLIS KELLY CHRISTINE	ELLIS PATRICK ARLAND
ETCHER MICHAEL SEAN	
FARRELL MARCIA A	
FINK JASON	FINK EVA
FLOR HANNAH	
FORD JOHN C	
FUNK BOB	
GRANT TONIA	
GRUNDBERG ERIC A	
MARVIN MALENA	
GULESERIAN ROBERT	
HEMENWAY AMY B	HEMENWAY MATTHEW J
HOFSTETTER SARAH C	HOFSTETTER PHILIP J
HULSE DARLA J	
JACKSON JUSTIN	
KEGEL ERIK A	
KEUTMANN CHELSEA	KEUTMANN PETER
KIRCHNER MELODY	
KITOS KAVE INC	
LAPEYRI JORDAN	
LAPPETITO TODD	LAPPETITO C/O RYAN
LICHTENSTEIN MATTHEW S	WOOD HILARY A
LOPEZ CHRISTOPHER & LORENZO	LOPEZ CECILIA & CHRISTINA
LOPEZ NATHAN	LOPEZ MINDY
LYONS NEIL S LYONS JACK & GREGORY	RESERVED LIFE ESTATE OF
MAGOUN AUDREY J TRUSTEE	AUDREY J MAGOUN TRUST
MCMURREN PATRICK F	C/O DANDO FINANCIAL LLC
MEDALEN MICHAEL D	
MILLER CHRIS	
NISELL MICHAEL	
OLSON KEN	
PAHULU KEHULU	
PAULSON ISAAC	PAULSON SHARON
ROBERGE SCOTT W	SMITH JANE
ROCKNE TOM	
ROJCEWICZ ELLEN	
SEVENTH DAY ADVENTIST CHURCH	
SEVERSON AARON	SEVERSON JODI
SILVA LEWIE	
THATCHER PAUL	
THYNES RUSS	THYNES DANA
TOTH JESSICA	
TOYOMURA DARYL H	TOYOMURA JENNIFER L
WHITETHORN DAVID	WHITETHORN ELOISE K
WIEGAND MICHAEL S	
WILLIAMS DONALD	
WINTERSTEEN MATTHEW T	WINTERSTEEN ELSA M
WOOD HILARY	
WORTHINGTON MAVIS	
YUEN FRANCES	

## PLANNING COMMISSION STAFF REPORT

<b>Action #</b>	2026-0301
<b>Meeting Date:</b>	3/10/2026
<b>Applicant(s):</b>	
<b>Property Owner(s):</b>	Scott & Stacey Fredricksen
<b>Agent/Representative:</b>	Reliable Repair Services
<b>Property Address:</b>	701 RAMBLER ST
<b>Legal Description:</b>	Lot 1, Blk. 310, Plat 96-18
<b>Parcel ID</b>	01-011-552
<b>Acreage/Lot Size</b>	8,000
<b>Current Zoning</b>	Single-family Residential
<b>Comp Plan Designation:</b>	
<b>Request Type:</b>	Variance

### EXECUTIVE SUMMARY

**Applicant Request:** Construct a 1,220 sf deck within 6" of the side and 4' from the rear property lines.

**Staff Recommendation:** Deny

**Key Issues:**  
Applicant seeks to construct a 1,220 sf deck  
  
Lot is standard size, configuration, and filled.

### PROJECT DESCRIPTION

#### Proposal Details

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

### SITE CHARACTERISTICS

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

### ZONING AND LAND USE ANALYSIS

<b>Current Zoning</b>	
<b>Zone</b>	Single-family Residential
<b>Intent</b>	SFR provides a sound and attractive residential neighborhood.

<b>Principal Uses</b>	Uses outlined in Section 19.20.020 for SFR, include, but are not limited to, single-family homes, two-family homes, and accessory buildings.
<b>Conditional Uses</b>	Conditional uses outlined in Section 19.20.040 for SFR include, but are not limited to, home occupation, private schools, church, public buildings.

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

LOT DEVELOPMENT STANDARDS				
Standard	Required	Proposed	Conforms?	Comment
Min. Lot Size	8000	8,000	Yes	
Setback - Front	20		No	Front porch is 14'.
Setback - Side (North)	10		Yes	
Setback - Side (South)	10	4'	No	variance requested
Setback - Rear	20	.5'	No	variance requested
Max. Lot Coverage	35%	22.60%	Yes	
Max. Building Height	3 stories, NTE 35'		Yes	1 story
Parking Spaces	2	2	Yes	

**STANDARDS ANALYSIS (PMC 19.80.050)**

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

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

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

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

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

Construction within .5' impedes emergency access and eliminates open space with neighboring property.

**DEPARTMENT REVIEWS**

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

**PUBLIC NOTICE**

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

**FINDINGS AND CONDITIONS OF APPROVAL**

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

**Proposed Motion**

I move to approve Resolution No. 2026-0301 TO CONSTRUCT A DECK at 701 RAMBLER ST

**ALTERNATIVES**

The Planning Commission has the following options:

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

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

**ATTACHMENTS**

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

**APPEAL (PMC 19.92)**

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

**PLANNING COMMISSION RESOLUTION NO. 2026-0301  
 A RESOLUTION OF THE PETERSBURG BOROUGH PLANNING COMMISSION RECOMMENDING THE DENIAL OF A  
 VARIANCE FROM THE SIDE AND FRONT YARD SETBACK REQUIREMENTS  
 TO CONSTRUCT A DECK AT 701 RAMBLER ST**

WHEREAS, on March 10, 2026, the Planning Commission conducted a duly and properly noticed public hearing to consider an application for a variance TO CONSTRUCT A DECK at 701 RAMBLER ST, legally described as Lot 1, Blk. 310, Plat 96-18, and

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

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

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

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

Finding 1: The proposed project does not meet the conditions of approval of 19.80.050.

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

ADOPTED this 10 day of March, 2026, by the following vote:

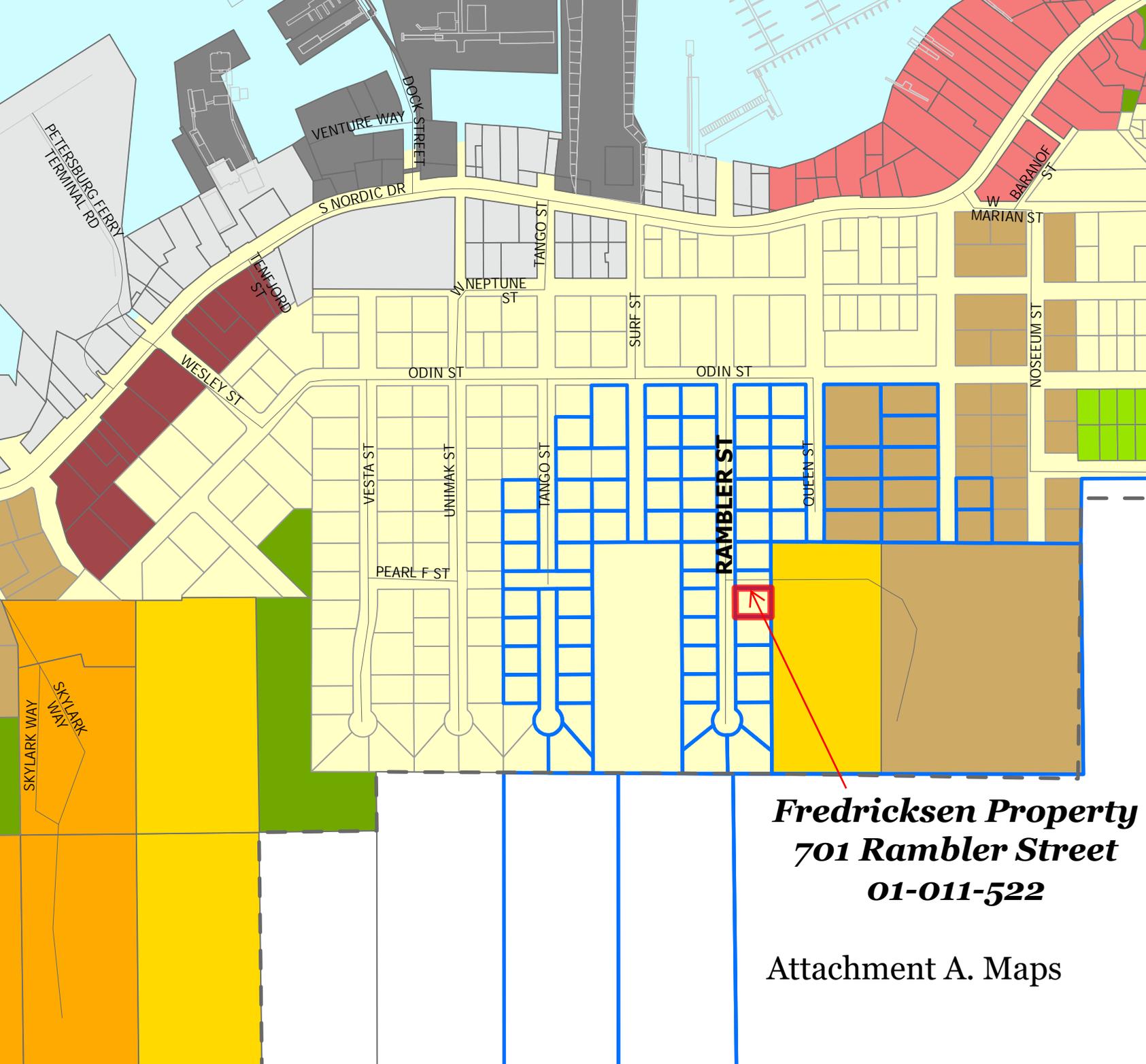
AYE:

NAY:

ABSENT:

---

Chair, Planning Commission



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

**Attachment A. Maps**

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



## PETERSBURG BOROUGH VARIANCE APPLICATION

<b>For Borough Use</b>	Date: 2/10/24
Base Fee: \$100	Check No. or CC: CC
Public Notice Fee: \$70	Received by:
Total: \$170	Code to: 110.000.404110

### APPLICANT INFORMATION

NAME: Reliable Repair Services L.L.C.

### PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION: 701 Rambler Street			Lot Size:
LOT: 1	BLOCK: 310	SUBDIVISION:	PLAT #: 96-18
PARCEL ID: 01011552		ZONE: Residential	OVERLAY:

### LEGAL ACCESS AND UTILITIES

WASTEWATER SYSTEM: What is the current or planned system?  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): Rambler Street

### TYPE OF USE

What is the current use of property?  
Single-Family residential dwelling with existing decks and carport.

What is the proposed use of property?  
Single-family residential dwelling with replacement and expansion of exterior decks.

### SUBMITTALS

Is a site plan included? For new construction, please include elevation drawing.  Yes  No  
Photographs can also be helpful to the commission.

### SIGNATURE(S)

I hereby affirm all the information submitted with this application is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner or authorized agent thereof for the property subject herein.

Applicant(s): Date: 2/10/24

Owner (if different from applicant): Date: 2/10/24

Owner (if different from applicant): \_\_\_\_\_ Date: \_\_\_\_\_

# 19.80 VARIANCE APPLICATION

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

**Project Summary:**

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

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

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

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

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

OTHER (Please Specify): Existing residence placement on lot

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

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

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

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

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

The proposed deck will be approximately 3-4 feet above grade, minimizing visual and privacy impacts. Structural posts and beams are set back approximately 3-4 feet from the east property line and 8-9 feet from south property line. The project will comply with all applicable building and safety codes and will not adversely affect public health, safety, or welfare.







February 24, 2026

**ITH MARKETA**  
[REDACTED]

**NOTICE OF SCHEDULED PUBLIC HEARINGS**

The Petersburg Borough Planning Commission has scheduled a public hearing to consider:  
**An application from Scott & Stacey Fredricksen for a variance from the yard setback requirement to allow for construction of a deck 2' feet from the side property line and 2' feet from the rear property line at 701 RAMBLER ST (PID: 01-011-552)**

The public hearing and consideration of the application will be held:	<b>Tuesday, March 10, 2026, at 12:00 PM</b> Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via <b>ZOOM</b> , 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.

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

## PLANNING COMMISSION STAFF REPORT

<b>Action #</b>	2026-0305
<b>Meeting Date:</b>	3/10/2026
<b>Applicant(s):</b>	Joyce Cummings
<b>Property Owner(s):</b>	Joyce Cummings
<b>Agent/Representative:</b>	Dave Thynes
<b>Property Address:</b>	188 MITKOF HIGHWAY
<b>Legal Description:</b>	Plat 2025-1
<b>Parcel ID</b>	01-029-090
<b>Acreage/Lot Size</b>	52,086 sf
<b>Current Zoning</b>	Single-family Residential
<b>Comp Plan Designation:</b>	
<b>Request Type:</b>	Minor Subdivision

### EXECUTIVE SUMMARY

**Applicant Request:** Applicant requests approval of a minor subdivision.

**Staff Recommendation:** Approve with conditions

**Key Issues:** Resubdivision of two single-family residential lots

### PROJECT DESCRIPTION

#### Proposal Details

Intended Use TO RESUBDIVIDE TWO LOTS TO CREATE TWO LOTS

### SITE CHARACTERISTICS

Size:	52,086 sf
Topography:	filled lots
Existing Structures:	dwelling
Legal Access:	Mitkof Hwy
Utilities:	Adjacent
Flood Zone:	Zone A1
Constraints:	none

### ZONING AND LAND USE ANALYSIS

#### Current Zoning

**Zone** Single-family Residential

**Intent** SFR provides a sound and attractive residential neighborhood.

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

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

Surrounding Zoning		Actual Land Use	
North	Open Space/Recreation		Public
South	Single-family Residential		Residential
East	Single-family Residential		Residential

West n/a

Public

**LOT DEVELOPMENT STANDARDS**

Standard	Required	Proposed	Conforms?	Comment
Min. Lot Size	8,000	41,402 sf/10,684 sf	Yes	
Max. Lot Coverage	35%	XX%/0%	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;	Mitkof Hwy	
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. 2026-0305 TO RESUBDIVIDE TWO LOTS TO CREATE TWO LOTS at 188 MITKOF HIGHWAY

**ALTERNATIVES**

The Planning Commission has the following options:  
 1. Approval of the application as submitted.

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

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

**ATTACHMENTS**

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

**APPEAL (PMC 19.92)**

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

**PLANNING COMMISSION RESOLUTION NO. 2026-0305**

**A RESOLUTION OF THE PETERSBURG BOROUGH PLANNING COMMISSION RECOMMENDING THE APPROVAL OF A MINOR SUBDIVISION TO RESUBDIVIDE TWO LOTS TO CREATE TWO LOTS AT 188 MITKOF HIGHWAY**

WHEREAS, on March 10, 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 RESUBDIVIDE TWO LOTS TO CREATE TWO LOTS at 188 MITKOF HIGHWAY, legally described as Plat 2025-1, 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.

**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.

Condition 3: Portions of the plat are located in the flood plain. Plat shall include statement that "All habitable structures shall be located following standards specified in PMC 17.14.140."

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

ADOPTED this 10 day of March, 2026, by the following vote:

AYE:

NAY:

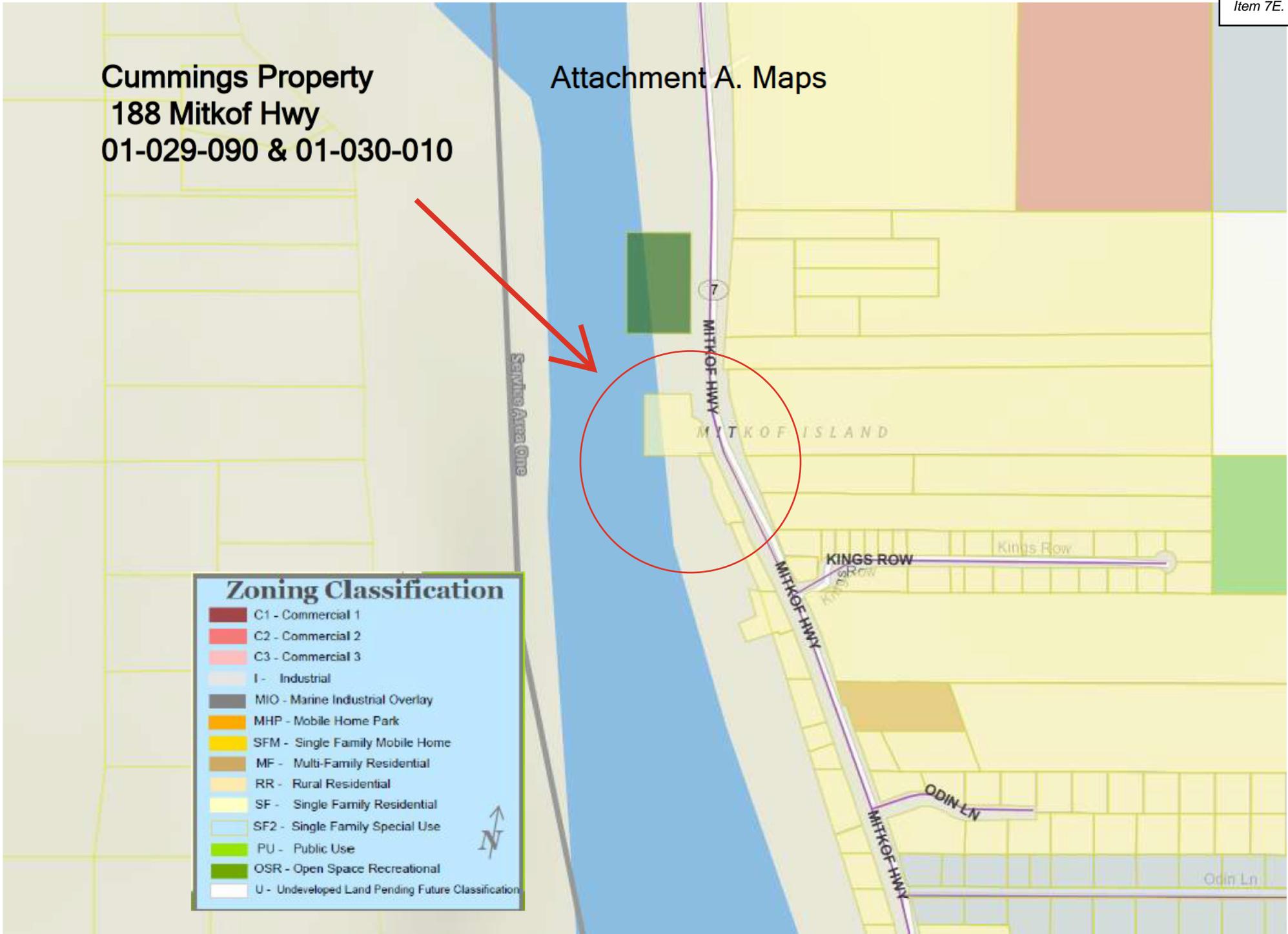
ABSENT:

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Chair, Planning Commission

Cummings Property  
188 Mitkof Hwy  
01-029-090 & 01-030-010

### Attachment A. Maps





## PETERSBURG BOROUGH LAND USE APPLICATION

For Borough Use	Date: <u>2/10/26</u>
Base Fee:	Check No. or CC: <u>SC</u>
Public Notice Fee: \$70	Received by: <u>[Signature]</u>
Total: <u>\$kas-</u>	Code to: 110.000.404110

### APPLICANT INFORMATION

NAME: Dave Thynes

### PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION: 188 Mitkof Highway			Lot Size:
LOT:	BLOCK:	SUBDIVISION:	PLAT #: 2007-2
PARCEL ID: <u>01029090 &amp; 01030010</u>		ZONE: <u>SFR</u>	OVERLAY:

Current Use of Property: Residential & undeveloped

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): Mitkof Highway

### 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) 2 - LOTS
- 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): [Signature] Date: 2/10/26

Owner (if different from applicant): \_\_\_\_\_ Date: \_\_\_\_\_

Owner (if different from applicant): \_\_\_\_\_ Date: \_\_\_\_\_



February 17, 2026

SWAINSON JAMES M  
**NOTICE OF SCHEDULED PUBLIC HEARINGS**

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

**An application from Joyce Cummings for a minor subdivision at 188 MITKOF HWY (PID: 01-029-090 & 01-030-010)**

The public hearing and consideration of the application will be held:	<b>Tuesday, March 10, 2026, at 12:00 PM</b> Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via <b>ZOOM</b> , 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.

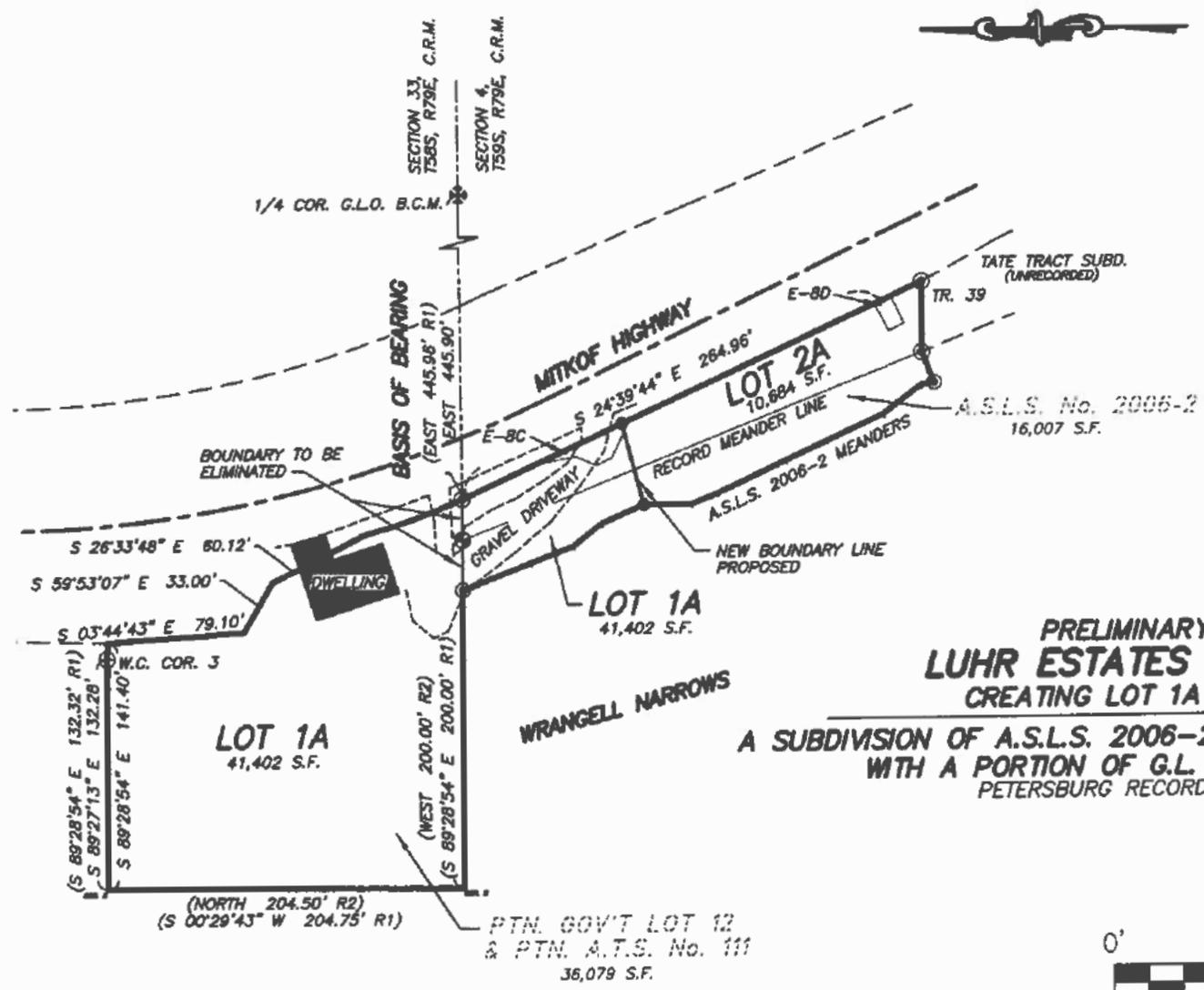
<b>TO SUBMIT WRITTEN COMMENTS TO THE PLANNING COMMISSION</b>	
By Mail:	PO Box 329, Petersburg, Alaska 99833
By Email:	<a href="mailto:acaulum@petersburgak.gov">acaulum@petersburgak.gov</a>
Hand-Deliver:	Petersburg Municipal Building, 12 S. Nordic Dr.

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	
JOSHUA ADAMS	
MARIETTA DAVIS	
MIKA CLINE	
LUHR BEULAH	C/O JOYCE CUMMINGS
MARTENS JAQUELINE CHERIE	
KOENIGS LEE M	
BEARDSLEE PHILLIP	BEARDSLEE RONELLE
OLSON WANDA	
MCFADYEN CHRISTOPHER	
SWAINSON JAMES M	
EIDE LARS R	EIDE PASSAWEE
GREEN JAMES	GREEN TINA
COWLING GREGORY A	
ALASKA STATE OF	
QUEZON ALVIN	



**PRELIMINARY PLAN  
LUHR ESTATES SUBDIVISION  
CREATING LOT 1A AND LOT 2A**  
A SUBDIVISION OF A.S.L.S. 2006-2 AND PARTIAL CONSOLIDATION  
WITH A PORTION OF G.L. 12 AND A.T.S. #111  
PETERSBURG RECORDING DISTRICT

CLIENT: JOYCE CUMMINGS  
P.O. BOX 1754  
PETERSBURG, AK 99833



- LEGEND**
- ⊙ 2" BRAUN ALCAP MONUMENT LS 5485 ON REBAR RECOVERED THIS SURVEY
  - ⊙ 2" C.S.S. ALCAP MONUMENT LS 10390 ON 5/8" REBAR ESTABLISHED THIS PREVIOUS SURVEY
  - 2" C.S.S. ALCAP MONUMENT LS 10390 ON 5/8" REBAR ESTABLISHED THIS SURVEY
  - ⊕ 2.5" G.L.O. BRASS CAP MONUMENT RECOVERED THIS SURVEY
  - ⊕ 3.375" O.D. G.I.P. MONUMENT (NO CAP) RECOVERED THIS SURVEY
  - ⊕ 2.5" BRAUN ALPIPE MONUMENT RECOVERED THIS SURVEY

**AREA SUMMARY:**  
 PARENT PARCEL, A.S.L.S. 2006-2 = 16,007 S.F.  
 PARENT PARCEL, PTN. OF G.L. 12 & A.T.S. #111 = 36,079 S.F.  
 PORTION OF A.S.L.S. 2006-2 TO BE CONSOLIDATED WITH A PTN. OF G.L. 12 & A.T.S. #111 = 5,323 S.F.  
 PORTION OF A.S.L.S. 2006-2 REMAINING AS PROPOSED LOT 2A = 10,684 S.F.  
 PROPOSED CONSOLIDATED LOT 1A = 41,402 S.F.

**SURVEYOR**  
**RICK G. BRAUN, L.S.**  
 P.O. BOX 211, PETERSBURG AK 99833  
 PH (907) 518-1889  
 DRAWING COMPLETED 7/25/23  
 DRAWING No. HU14D22

# CERTIFICATE PAGE

## LUHR ESTATES SUBDIVISION

CREATING LOT 1A AND LOT 2A

A SUBDIVISION OF A.S.L.S. 2006-2 AND PARTIAL CONSOLIDATION  
WITH A PORTION OF G.L. 12 & A PORTION OF A.T.S. #111  
PETERSBURG RECORDING DISTRICT

### CERTIFICATE OF PAYMENT OF TAXES

STATE OF ALASKA )  
 ) ss.  
FIRST JUDICIAL DISTRICT )

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

THE NAME OF: \_\_\_\_\_

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
AT PETERSBURG, ALASKA.

\_\_\_\_\_  
TREASURER - PETERSBURG BOROUGH

### CERTIFICATE OF APPROVAL BY THE PLATTING BOARD

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

\_\_\_\_\_  
DATE \_\_\_\_\_ CHAIRMAN, PETERSBURG PLATTING BOARD

### CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE \_\_\_\_\_ OWNER: \_\_\_\_\_

### NOTARY'S ACKNOWLEDGMENT

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

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

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

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

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: \_\_\_\_\_

SURVEYOR <b>CENTRAL SOUTHEAST SURVEYORS</b>	
P.O. BOX 533, PETERSBURG AK 99833 PH (907) 518-0075	
DRAWING COMPLETED	2/10/26
DRAWING No. LUHR ESTATES SUBDIVISION 2026	

# Planning Commission Staff Report & Finding of Fact

Meeting Date:

APPLICANT/AGENT:  
Sandy Beach Holdings LLC

OWNER(S), IF DIFFERENT:  
-

LEGAL DESCRIPTION:  
Lot 3, Block 1, US Survey 2985

LOT AREA:  
106,740 Sq Ft

LOCATION:  
410 Sandy Beach Road

SURROUNDING ZONING:  
North: Single Family  
South: Public Use  
East: Single Family  
West: Single Family

ZONING:  
Single Family Residential

PID:  
01-003-275

APPLICATION SUBMISSION DATE:  
3/12/2024

RECOMMENDATION:  
Approve with conditions

I. APPLICANT REQUEST: The applicant is requesting preliminary approval of a major subdivision.

II. APPLICABLE CODES:  
18.24 MAJOR SUBDIVISION  
19.20 SINGLE-FAMILY RESIDENTIAL

- III. FINDINGS:
- a. The subject property is a vacant parcel located along Sandy Beach Rd.
  - b. The proposed subdivision is in an established residential area with access to municipal water, wastewater, and electricity.
  - c. The proposed subdivision creates 6 residential lots ranging in size from 9,400 sf to 26,000 sf. The existing zoning is appropriate for the proposed use.
  - d. The developer is proposing to construct two roads, each ending in a cul-de-sac. The roads are to be to borough standards and intended to be dedicated to the borough as rights-of-way.
  - e. The developer is proposing to extend borough utilities to the property line of each lot.
  - f. Fire department review recommends placement of a hydrant approximately halfway up Karluk Lane to serve the surrounding properties.
  - g. The proposed plat was reviewed for conformity with preliminary plat requirements. See V(a-b) below.

IV. PUBLIC NOTICE

The borough provided public notice consistent with PMC 19.84.040. Notice was mailed by first class mail to the owner of record of the property within six hundred feet of the exterior boundary of the property that is the subject of the application.

V. APPLICATION REVIEW

# Planning Commission Staff Report & Finding of Fact

Meeting Date:

The application is classified as a request to approve a preliminary plat.

## a. ZONING DISTRICT STANDARDS

Minimum Standards for Zoning District and Use			
	Requirement	Proposed	Analysis
Minimum Lot Size	8,000 sf	9,000 – 26,000	Conforms
Minimum Road Frontage	80'	See plat	Conforms

b. Criteria – Per 18.24, the platting authority shall inquire into and determine the merits of the relief petitioned for and make such order as justice and the public welfare require.

- A sketch plat was submitted and a pre-application conference with planning staff occurred on February 5, 2024.
- The preliminary plat submitted was reviewed for consistency with the requirements of PMC 18.24.040, Preliminary plat submission requirements.
- Owner provided a Certificate to Plat issued by title company for subject property.
- Per adopted flood insurance maps, the subject property is not located within a flood hazard area (PMC 18.24.040(D)).
- The subject property has legal access to Sandy Beach Rd. All proposed lots have legal access.
- Karluk Subdivision does not duplicate, or too closely approximate the name of any other subdivision. The platting board has authority to designate the name of the subdivision and shall do so before final plat approval.
- Karluk St and Curlew St do not duplicate existing street names. Street names shall be approved by the platting board during Final Plat approval.
- Karluk and Curlew Streets do not exceed four hundred feet in length, and the closed end with circular turnaround has a radius of at least fifty feet as required by code.
- Proposed intersections are at right angles as required by code.
- Proposed streets are local access streets and meet the minimum right-of-way width of 40'.
- There is a small creek running through the middle of the property. Per code, there shall be at least a ten-foot-wide easement on either side of any creek or stream. The platting board may require wider easements if the stream is anadromous as determined by the platting board after consultation with the Alaska Department of Fish and Game. The stream does not appear on the ADF&G Catalog of Anadromous Waters.
- The application was distributed to borough departments (Power & Light, Water/Wastewater, Public Works, Fire, Community Development) for review on March 22, 2024. Comments received are incorporated into the findings and conditions.

## VI. ACTION

**Proposed motion:** I move to grant preliminary approval to the Karluk Subdivision with conditions of approval and findings of fact as presented.

**Based on the preceding findings of fact, the Petersburg Planning Commission, acting as the Platting Board, makes the following determination:**

# Planning Commission Staff Report & Finding of Fact

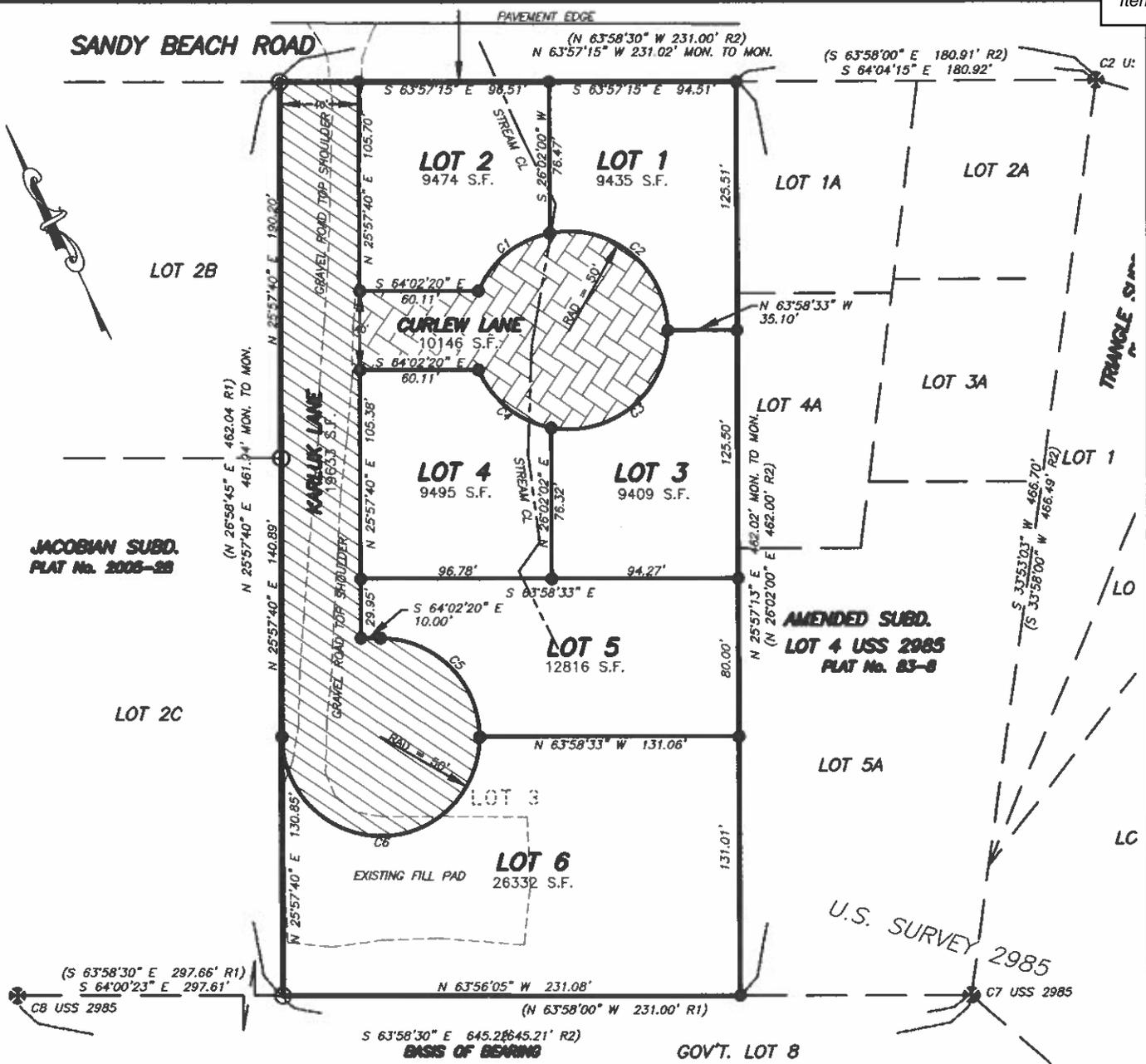
Meeting Date:

- a. The proposed Karluk Subdivision meets the conditions outlined in Title 18 for preliminary approval of a Major Subdivision.
- b. Conditions of approval:
  - Approval shall be valid for a period of one year from date of platting board action and may be extended twice for two periods not to exceed twelve months each at the discretion of the board.
  - Prior to approval of the final plat all required and elected improvements shall be completed by the sub-divider or suitable and approved security in lieu thereof shall be posted as provided in [Chapter 18.26](#) hereof. No lots may be sold until the final plat is approved.
  - The sub-divider may submit a final plat on or before the expiration date of the preliminary plat. If approval of the preliminary plat expires prior to filing of the application for approval of the final plat, the preliminary plat shall be resubmitted for approval as a new case, and a new fee paid. If board review of a resubmitted plat reveals no substantial change from the previously approved preliminary plat and that conditions under which previous approval was granted have not changed, the filing fee shall be refunded, and the resubmitted plat scheduled for hearing by the board at its first regular meeting thereafter.
  - Prior to construction of improvements, applicants must contact municipal utilities to determine necessary submittals and review process.
  - New water or wastewater mains that will be dedicated to the Borough also need to be approved by Alaska Dept of Environmental Conservation prior to acceptance by borough. Applicants should contact ADEC prior to construction to determine submittals required for approval.
  - The stream will be reviewed to determine whether an easement is required and included in the final plat.
  - Final plat submission must adhere to requirements of PMC 18.24.050

## **EXHIBITS**

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

 <b>PETERSBURG BOROUGH</b> <b>LAND USE APPLICATION</b>			
<b>For Borough Use</b>		Date: <u>2/12/20</u>	
Base Fee: <u>135.00</u>		Check No. or CC: <u>CC</u>	
Public Notice Fee: \$70		Received by: <u>Heelle</u>	
Total: <u>205.00</u>		Code to: 110.000.404110	
APPLICANT INFORMATION			
NAME: <b>Steve Hurst / Sandy Beach Holdings LLC</b>			
PROPERTY INFORMATION			
PHYSICAL ADDRESS or LEGAL DESCRIPTION:			Lot Size:
LOT: Lot 3, USS 2985	BLOCK:	SUBDIVISION:	PLAT #:
PARCEL ID: <b>01003275</b>	ZONE: <b>SF RES</b>	OVERLAY:	
Current Use of Property: <b>Vacant</b>			
Proposed Use of Property: <b>SF RES Subdivision</b>			
LEGAL ACCESS AND UTILITIES			
WASTEWATER SYSTEM: What is the current or planned system? <input type="checkbox"/> Municipal <input checked="" type="checkbox"/> DEC-approved on-site system			
WATER SOURCE: What is the current or planned system? <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Cistern/Roof Collection <input type="checkbox"/> Well			
LEGAL ACCESS TO LOT(S) (Street Name): <b>Sandy Beach Rd</b>			
TYPE OF APPLICATION AND BASE FEES			
<input type="checkbox"/> 18.18 Record of Survey (\$50) (Note: No Public Notice Fee)			
<input checked="" type="checkbox"/> 18.20 Minor Subdivision/18.24 Preliminary Plat/18.19 Replat (\$75 + \$10 per lot)			
<input type="checkbox"/> 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): <u></u>		Date: <u>2/13/2020</u>	
Owner (if different from applicant): _____		Date: _____	
Owner (if different from applicant): _____		Date: _____	



**BOUNDARY & R.O.W. SHEET**  
**PRELIMINARY SUBDIVISION PLAN OF THE KARLUK SUBDIVISION**  
**A SUBDIVISION OF LOT 3, BLOCK 1 OF U.S. SURVEY 2985**  
 PETERSBURG RECORDING DISTRICT

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

**AREA SUMMARY:**  
 UNSUBDIVIDED LOT 3, BLOCK 1 = 106,740 S.F.  
 LOT 1 = 9,435 S.F.    LOT 4 = 9,495 S.F.  
 LOT 2 = 9,474 S.F.    LOT 5 = 12,816 S.F.  
 LOT 3 = 9,409 S.F.    LOT 6 = 26,332 S.F.  
 KARLUK LANE = 19,633 S.F.  
 CURLEW LANE = 10,146 S.F.



**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	50.00'	48.38'	55°26'20"
C2	50.00'	88.18'	101°02'45"
C3	50.00'	87.59'	100°22'25"
C4	50.00'	48.86'	55°59'06"
C5	50.00'	78.65'	90°07'46"
C6	50.00'	156.97'	179°52'14"

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

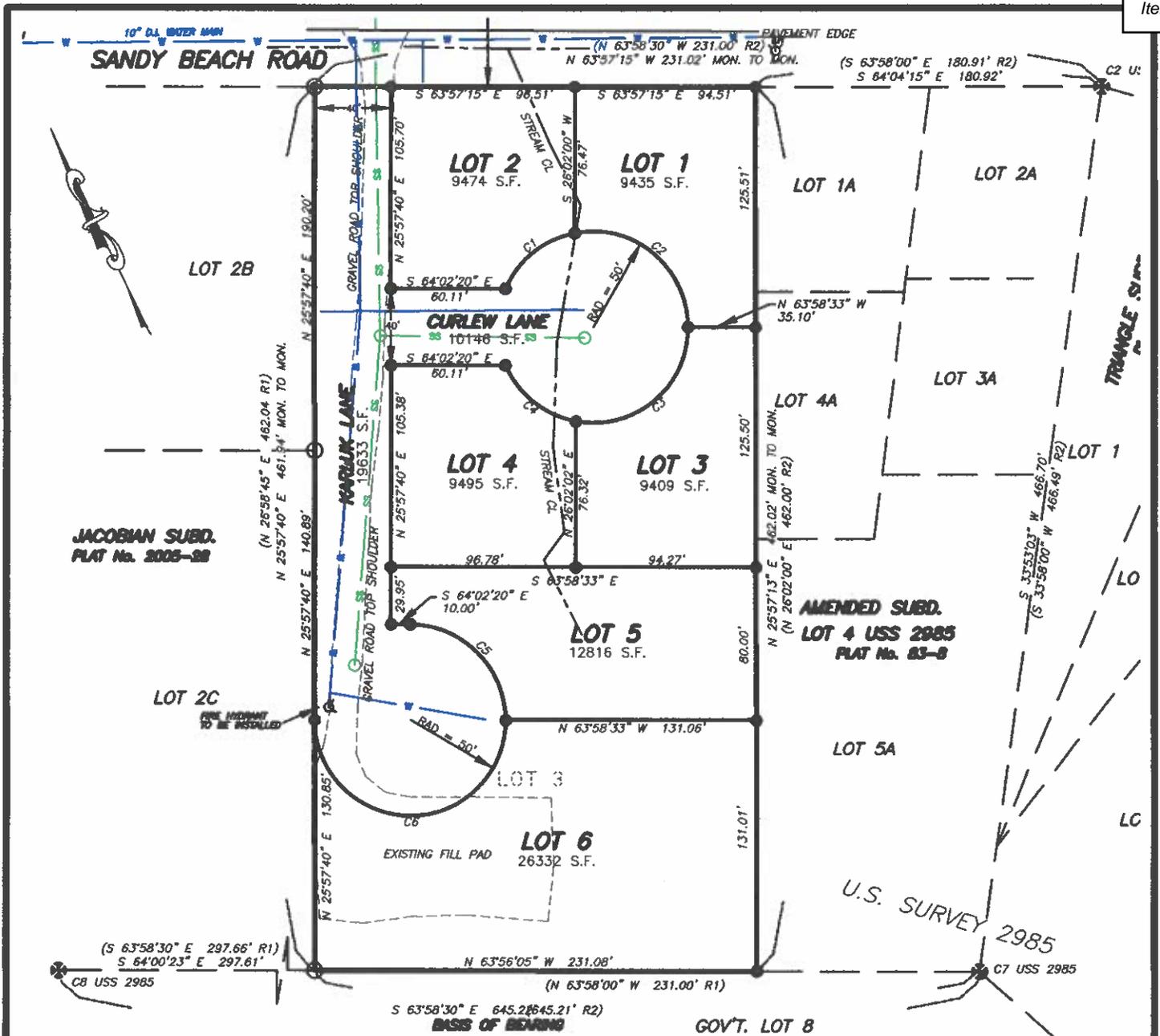
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DRAWING COMPLETED 3/7/24                      DRAWN BY D.C.T.

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DRAWING No. KARLUK SUBD 2024





**WATER/SANITARY SEWER SHEET**  
**PRELIMINARY SUBDIVISION PLAN OF THE KARLUK SUBDIVISION**  
**A SUBDIVISION OF LOT 3, BLOCK 1 OF U.S. SURVEY 2985**  
 PETERSBURG RECORDING DISTRICT

CLIENT: SANDY BEACH HOLDINGS LLC.  
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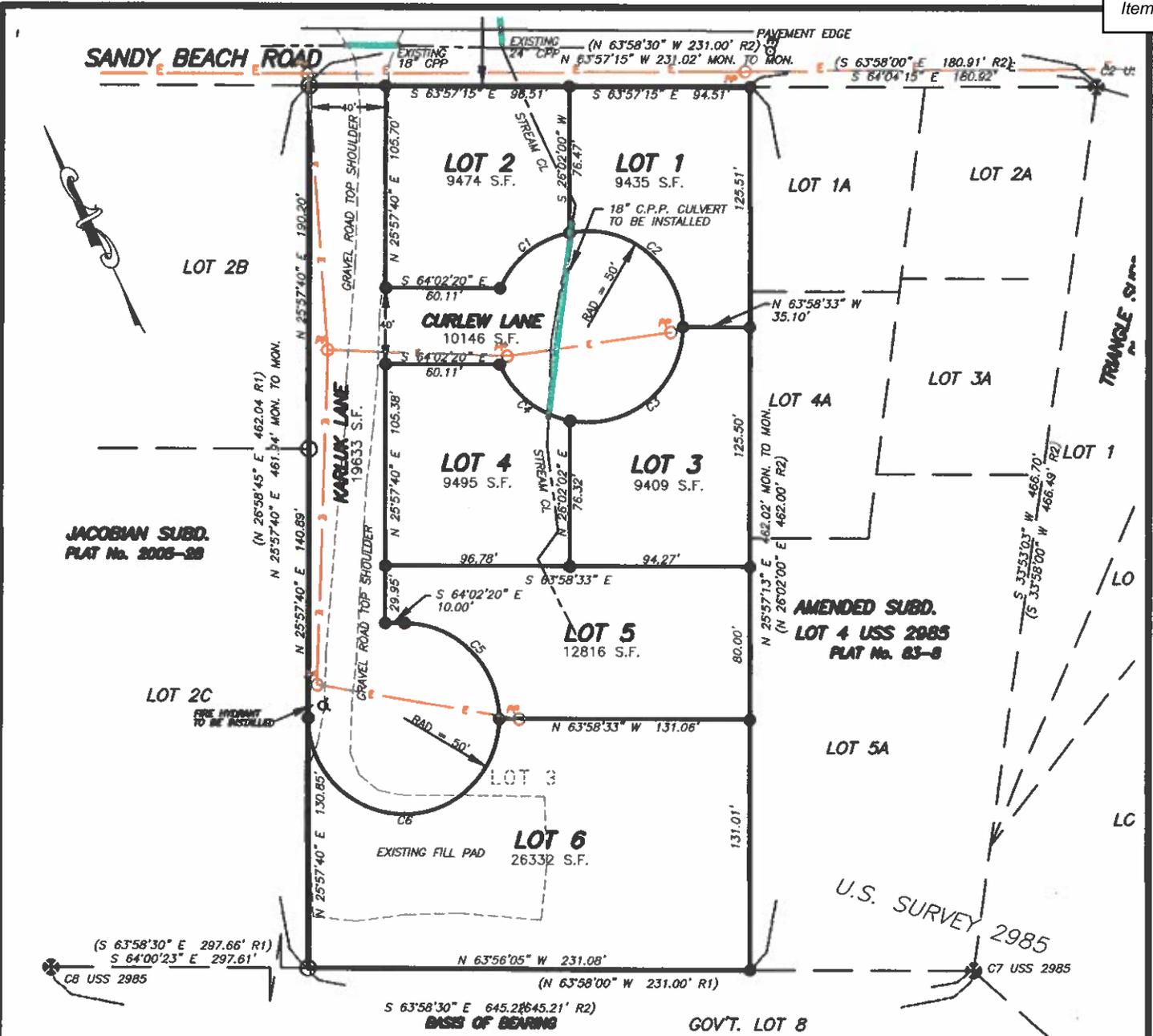
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**SURVEYOR**  
**CENTRAL SOUTHEAST SURVEYORS**  
 P.O. BOX 533, PETERSBURG AK 99833  
 PH (907) 518-0075

DRAWING COMPLETED 3/7/24      DRAWN BY D.C.T.  
 DRAWING No. KARLUK SUBD 2024





**ELECTRICAL/STORM SEWER SHEET**  
**PRELIMINARY SUBDIVISION PLAN OF THE KARLUK SUBDIVISION**  
**A SUBDIVISION OF LOT 3, BLOCK 1 OF U.S. SURVEY 2985**  
 PETERSBURG RECORDING DISTRICT

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

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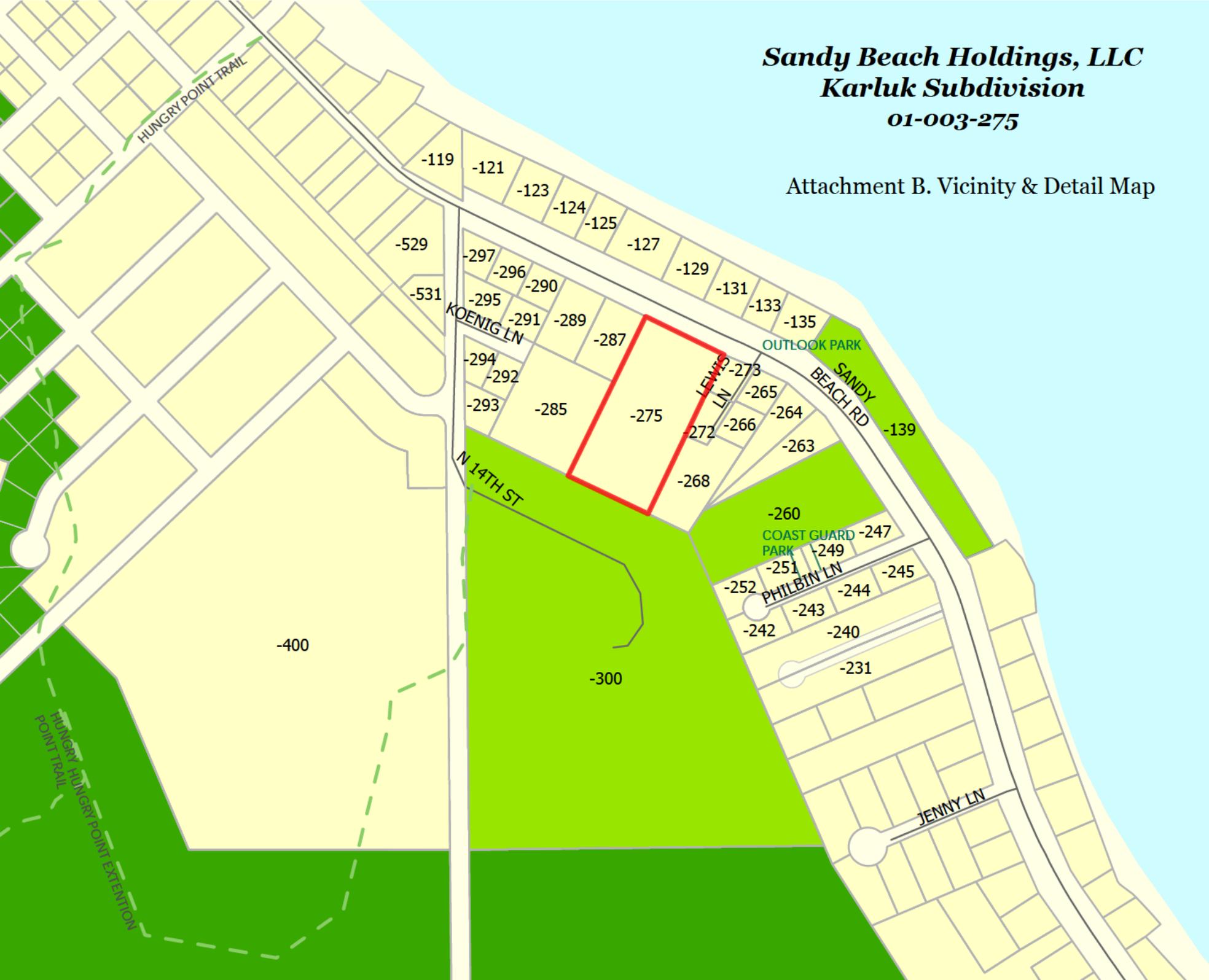
DRAWING COMPLETED 3/7/24      DRAWN BY D.C.T.

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DRAWING No. KARLUK SUBD 2024

**Sandy Beach Holdings, LLC**  
**Karluk Subdivision**  
**01-003-275**

Attachment B. Vicinity & Detail Map



Item 7F.

**Zoning Classification**

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



February 17, 2026

**JUDY RODNEY JUDY DARCY****NOTICE OF SCHEDULED PUBLIC HEARINGS**

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

**Consideration of an application from Sandy Beach Holdings LLC for preliminary approval of a major subdivision at 410 Sandy Beach Rd (PID: 01-003-275).**

The public hearing and consideration of the application will be held:	<b>Tuesday, March 10<sup>th</sup>, 2026, at 12:00 PM</b> Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via <b>ZOOM</b> , 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.

<b>TO SUBMIT WRITTEN COMMENTS TO THE PLANNING COMMISSION</b>	
By Mail:	PO Box 329, Petersburg, Alaska 99833
By Email:	<a href="mailto:acaulum@petersburgak.gov">acaulum@petersburgak.gov</a>
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	
JOSHUA ADAMS	
MARIETTA DAVIS	
MIKA CLINE	
<b>SANDY BEACH HOLDINGS LLC</b>	

ALASCOM INC PROPERTY TAX DIVISION	
ANDERSON WILLIAM	ANDERSON CHERYL
BALDWIN DAVID L	
BATES JASON	SUSORT KIRSTEN
BOGGS JOSEPH	BOGGS HELEN A
COLLISON JEREMY N	COLLISON MARISSA A
CORL DOUGLAS M	CORL ARLANA S
CURTISS TROY E	CURTISS VICKI R
EVENS CRAIG JOHN	EVENS VIRGINIA
EVENS RAY	EVENS BERTHIEL
FINE STEPHANIE	FINE STEPHEN
HURSEY BRIAN SCOTT	HURSEY JULIE
JUDY RODNEY	JUDY DARCY
KANDOLL BRIAN	KANDOLL CAROL
LEE ANNE C	
MATTSON CATHY	
MCCAY RODERICK	MCCAY JEAN
MITCHELL BENNY B	
MURRISON NANCY KAYE	
MYERS MEGAN	MYERS ERIC
PETERS COLETTE	
RIEMER KATHI R	
ROGERS DENNIS	ROGERS TONI
SCHWARTZ MICHAEL O SCHWARTZ KAY L	
SCHWARTZ ROBERT	SCHWARTZ COLLEEN
SIERCKS BEVERLEY	
SPIGELMYRE DONALD F	SPIGELMYRE JULIE W
TEJERA ELEJABEITIA ROCIO	
TOLAND KIM B	TOLAND TERI L
US COAST GUARD	
VOLK SANDRA	VOLK KEVIN
WARD BEAU JEFFREY WARD IOANA SABINA	
WARMACK JASON GLENN	EDWARDS WARMACK ASHLEY ELIZA

**From:** [Mika hasbrouck](#)  
**To:** [Anna Caulum](#)  
**Subject:** Water Tower parcel  
**Date:** Friday, February 20, 2026 9:41:41 AM  
**Attachments:** [IMG\\_4533.png](#)  
[IMG\\_4534.png](#)

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**External Email! Use Caution**

Hi Anna,

Could you please put this in the next P&Z meeting packet or however we go about getting correspondence out to each other?

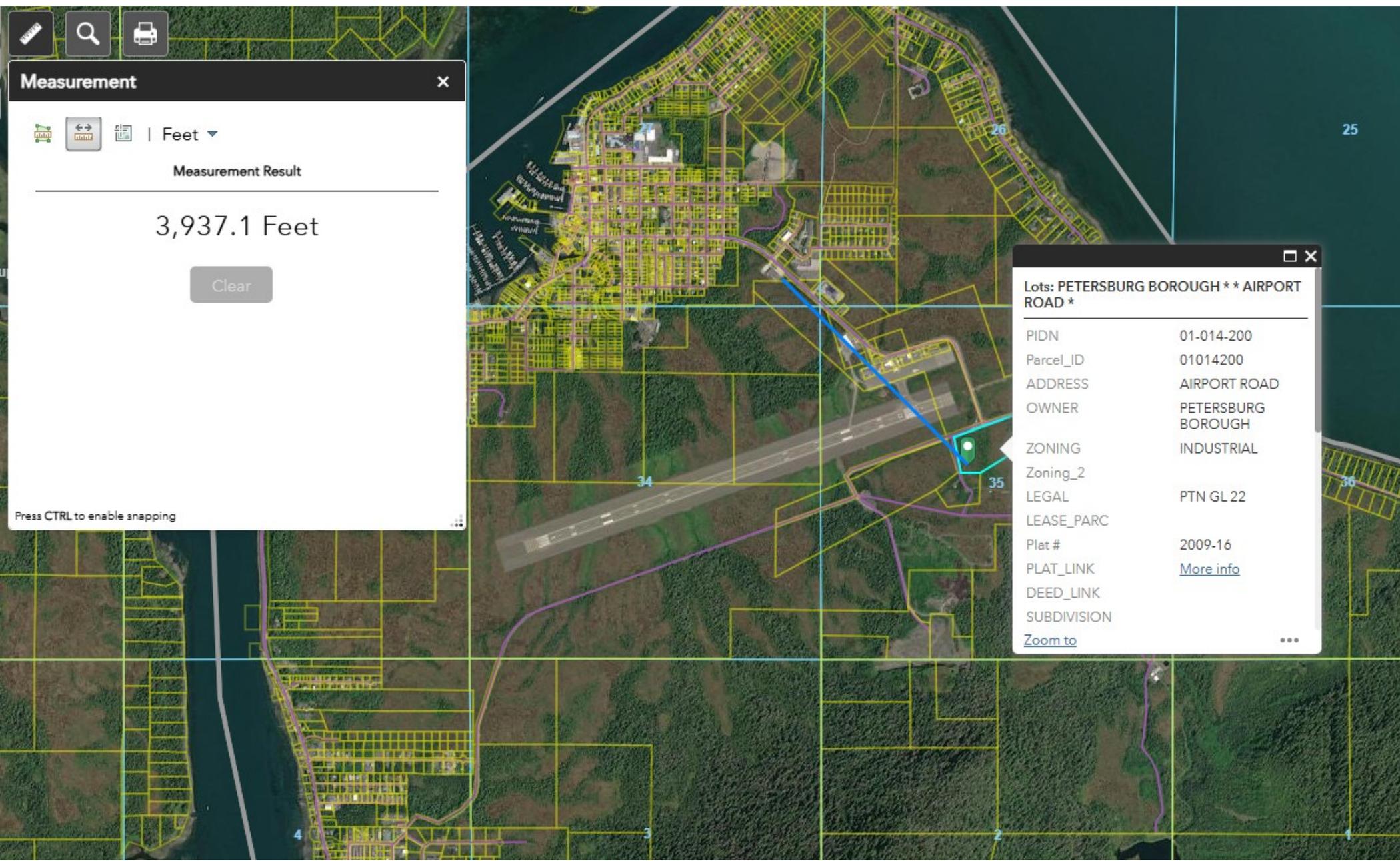
Thank you,

Mika

Hi Everyone,

Here is a suggestion that has not been considered to my knowledge. It is Borough owned, road access with power, on a hill, zero aerial obstructions and would give Tidal 2 miles of range over the hot spot that they want to cover AND more, with reach into Frederick Sound without changing the aesthetics of the landscape, affecting property values or health hazards.

Mika



**Measurement** [Close]

[Icons: Measure, Undo, Print] | Feet [Dropdown]

Measurement Result

**3,937.1 Feet**

[Clear]

Press CTRL to enable snapping

**Lots: PETERSBURG BOROUGH \*\* AIRPORT ROAD \***

PIDN	01-014-200
Parcel_ID	01014200
ADDRESS	AIRPORT ROAD
OWNER	PETERSBURG BOROUGH
ZONING	INDUSTRIAL
Zoning_2	
LEGAL	PTN GL 22
LEASE_PARC	
Plat #	2009-16
PLAT_LINK	<a href="#">More info</a>
DEED_LINK	
SUBDIVISION	
<a href="#">Zoom to</a>	

