

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

**EXECUTIVE SUMMARY**

**Applicant Request:** Applicant requests approval of a replat.

**Staff Recommendation:** Approve with conditions

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

**PROJECT DESCRIPTION**

**Proposal Details**

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

**SITE CHARACTERISTICS**

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

**ZONING AND LAND USE ANALYSIS**

**Current Zoning**

**Zone** Single-family Residential

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

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

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

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

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

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

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

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

**PUBLIC NOTICE**

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

**FINDINGS AND CONDITIONS OF APPROVAL**

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

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

**ALTERNATIVES**

The Planning Commission has the following options:

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

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

**ATTACHMENTS**

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

**APPEAL (PMC 19.92)**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

AYE:

NAY:

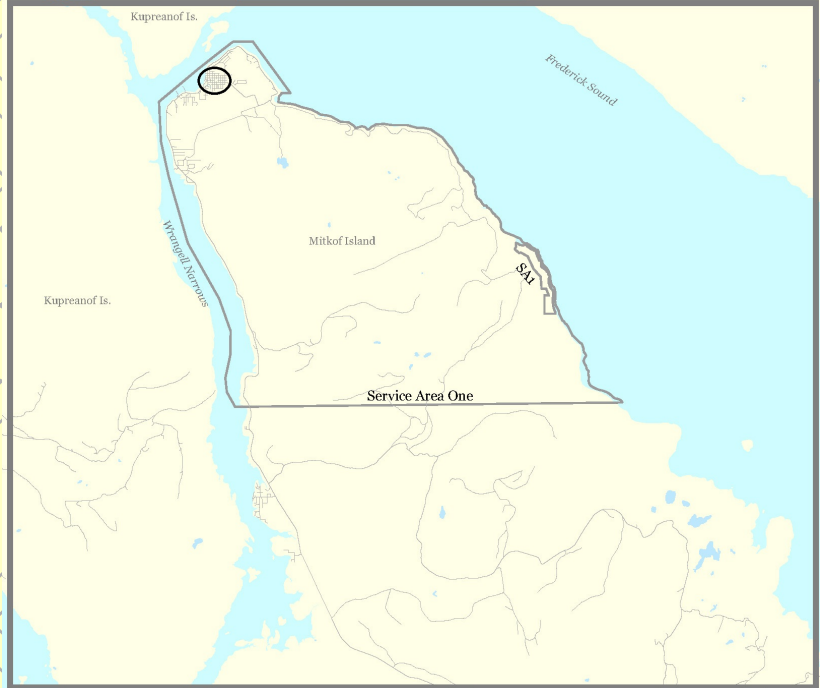
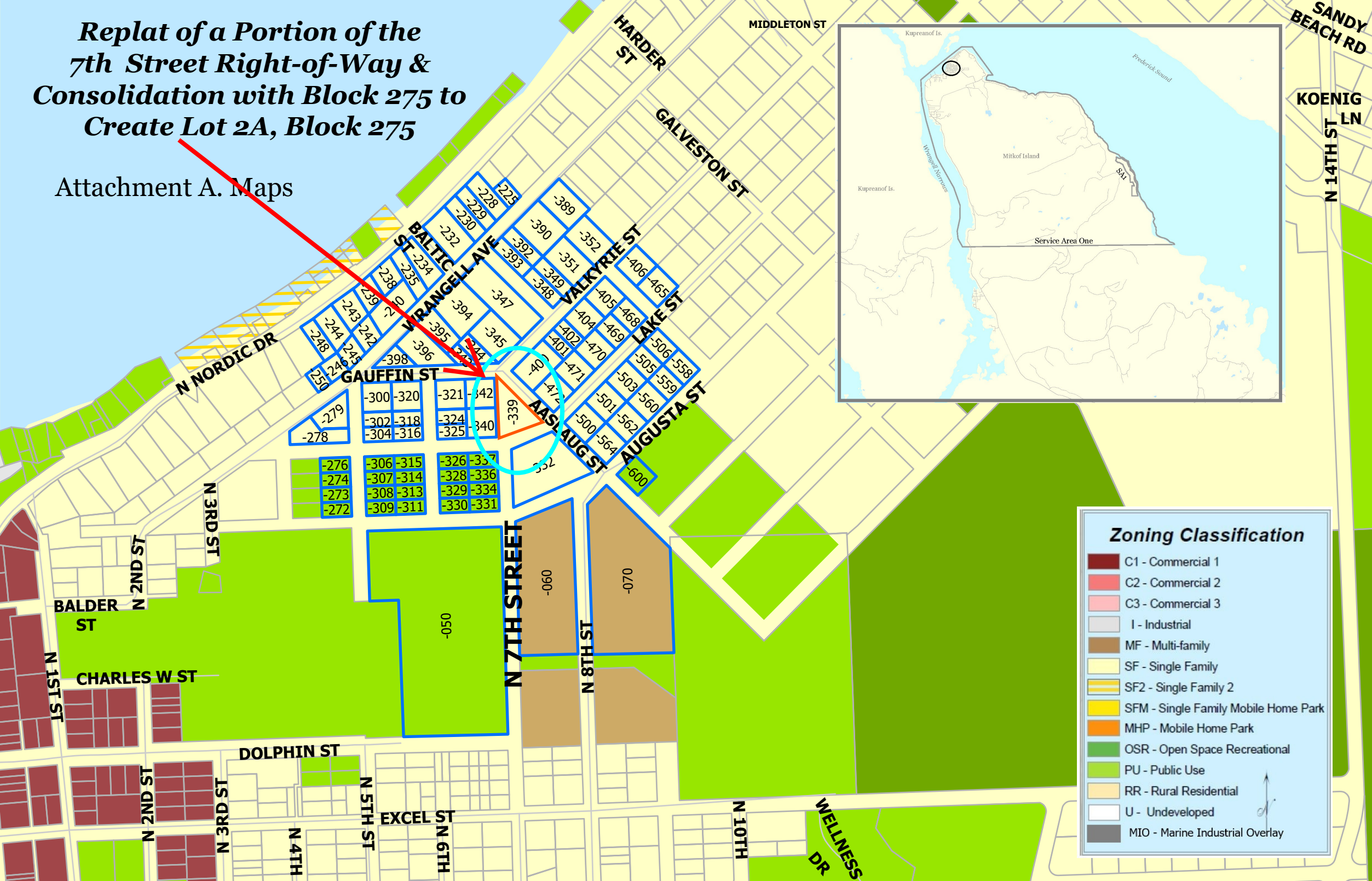
ABSENT:

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Chair, Planning Commission

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

Attachment A. Maps



**Zoning Classification**

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

**PETERSBURG BOROUGH  
ORDINANCE # 2026-02**

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

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

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

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

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

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

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

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

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

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

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

**PETERSBURG BOROUGH  
ORDINANCE # 2026-02**

**THEREFORE, THE PETERSBURG BOROUGH ORDAINS as follows:**

**Section 1. Classification.**

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

**Section 2. Purpose.**

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

**Section 3. Substantive Provisions.**

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

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

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

**Section 4. Where Record to be Maintained.**

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

**Section 5. Effective Date.**

This Ordinance will take effect immediately upon adoption.

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

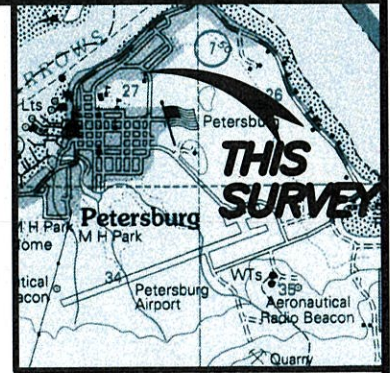
  
\_\_\_\_\_  
**Bob Lynn, Mayor**

**ATTEST:**

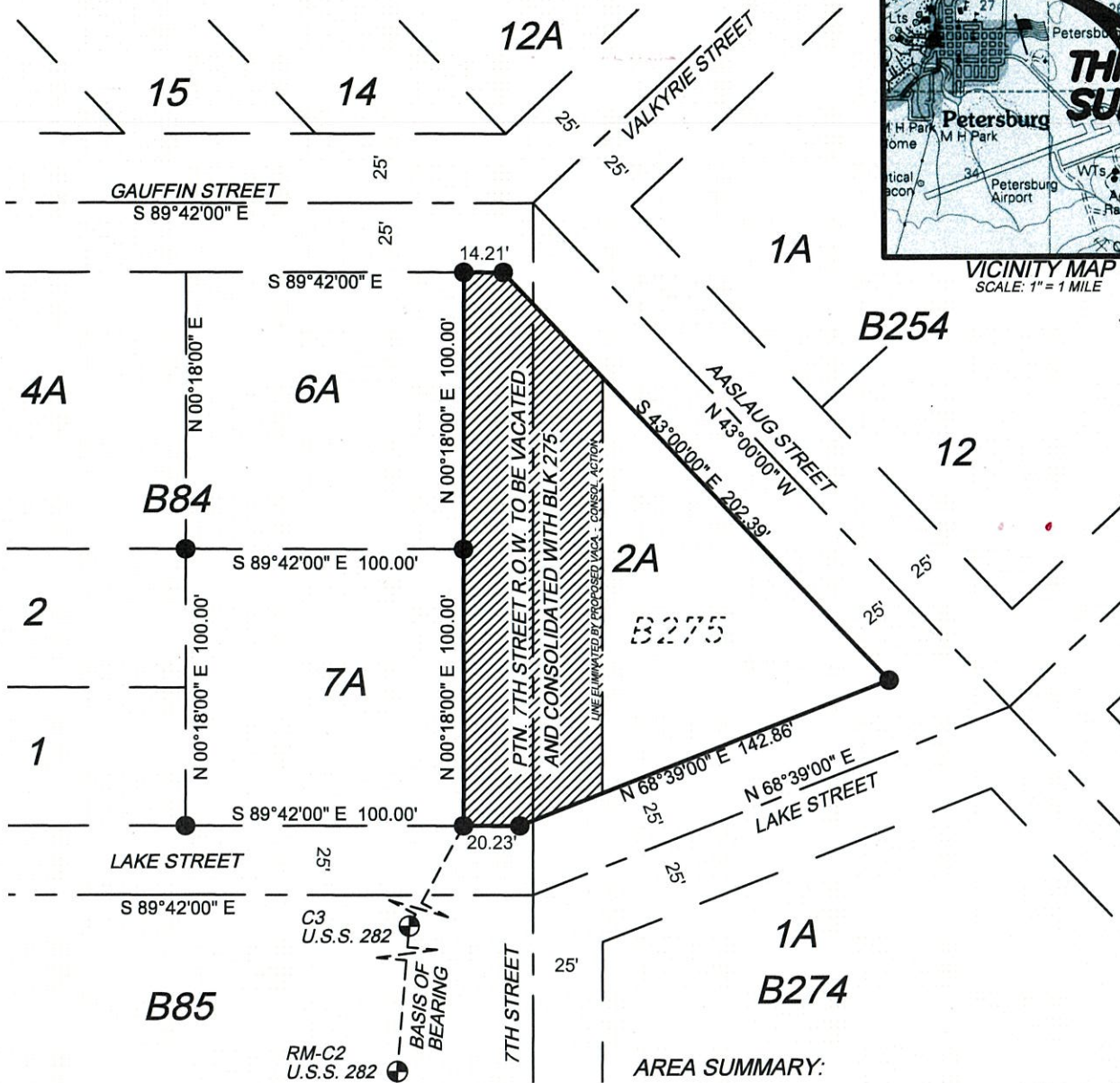
  
\_\_\_\_\_  
**Rebecca Regula, Borough Clerk**

Adopted: 2.17.2026  
Published: 2.26.2026  
Effective: 2.17.2026

# Ordinance #2026-02 - Exhibit A



VICINITY MAP  
SCALE: 1" = 1 MILE



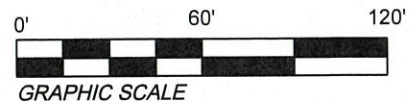
## SEVENTH STREET VACATION SUBDIVISION

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

### AREA SUMMARY:

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

CLIENT: PETERSBURG BOROUGH  
BOX 329  
PETERSBURG, AK 99833



### LEGEND

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

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

**SURVEYOR**  
**CENTRAL SOUTHEAST SURVEYORS**

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

DRAWING COMPLETED 11/11/25

DRAWING No. 7TH STREET VACATION 2025



March 23, 2026

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

**NOTICE OF SCHEDULED PUBLIC HEARINGS**

The Petersburg Borough Planning Commission has scheduled a public hearing to consider:  
**An application from the Petersburg Borough for a replat of a portion of N 7<sup>th</sup> ST and 200 AASLAUG ST (PID: 01-002-339).**

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

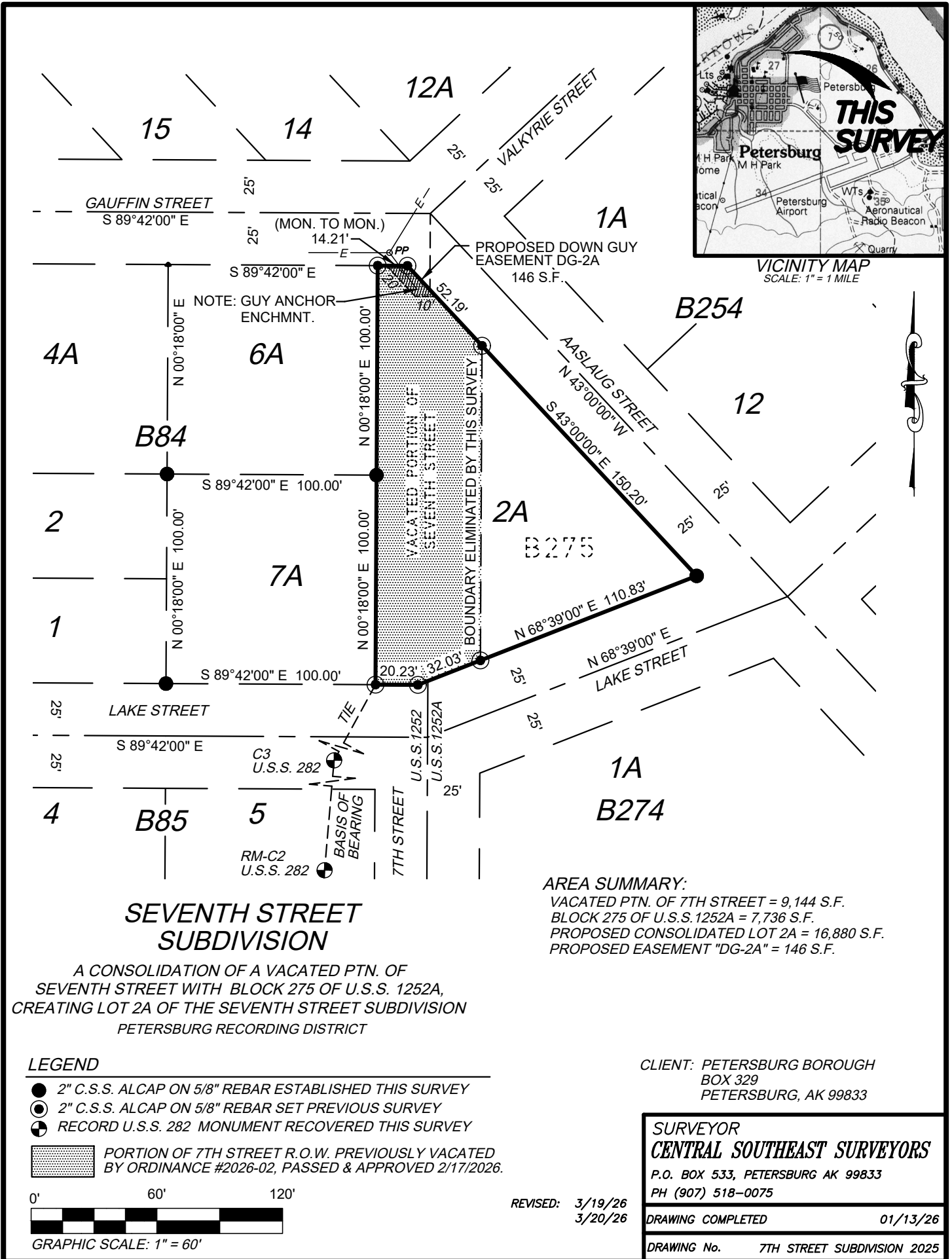
The Petersburg Municipal Code (PMC) provides for an appeal of a Planning Commission decision to the Borough Assembly by the property owner or a governmental agency, or any property owner within 600' of the applicant property and requires that such an appeal be filed within 10 consecutive calendar days 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	
THOMAS KOWALSKE	
JOSHUA ADAMS	
MARIETTA DAVIS	
MIKA CLINE	
BALCOM BRADLEY D	BALCOM HANNAH
BELL DUANE E	BELL DIAN L
BENITZ DAVID	BENITZ CEAN
BERGMANN WILLIAM	BERGMANN JOYCE
CARR REED	
CORNELIUS DONALD A	CORNELIUS KAREN A
CORRAO CHELSEA	
CURRY PROPERTY LLC	
DAVIS CHARLES	
DAVIS WESLEY A	DAVIS ANGELA
DURBIN MICHAEL A	
EMMENEGGER DENNIS G	EMMENEGGER KATHRYN E
FREEMAN HARLAN F	FREEMAN SHARON A
GCI COMMUNICATION CORPORATION	
GELHAUS MARK	GELHAUS MARCELLA
GUTHRIE ALEXANDER F	GUTHRIE LAURA S
HALTINER ROBERT	HALTINER SIGNE
HENDERSON RANDAL L	HENDERSON JUDITH M
HICKMAN DANIEL	HICKMAN PATRICIA L
HOWARD KENNETH	HOWARD LAURA
KIVISTO KURT	KIVISTO SHARON
KOWALSKI GREGORY A	KOWALSKI CATHERINE W
LAMBE KELSEY	MCCAY TREVOR
LEONARD MICHAEL P	LEONARD MARY G
LIGHTHOUSE ASSEMBLY OF GOD	
LUCZAK LEON	LUCZAK JOANNE
MACPHEE DANIELLE	RASMUSSEN JACOB
MALONE ALAN J	
MAZZELLA DAVID A	MAZZELLA HILLARY G
MIDKIFF EARL	MIDKIFF SHANNON
MILLER APRIL LANE	
MOORE JOSHUA A	MOORE VICTORIA R
OCHOA RAYMOND	
PARR ROBIN E	PARR HUNT E
POULSEN CHRIS W	POULSEN STACEY M
RESSLER CHARLES	RESSLER LOIS V
RITTER WENDY	
ROBERT AND SIGNE HALTINER TRUST	
ROBINSON JEFFREY W	FUQUA SUZANNE M
SIMBAHON TIARE R	
SWANSON ROBERT L	
THAIN LAUREN	THAIN TYLER
THORSEN DEREK	THORSEN STACEY
THYNES BRANDI R	
THYNES CHARLES	THYNES STEPHANIE
US COAST GUARD	
VAN ETTINGER PAUL C	ETTINGER CHRISTINE M
WOOD KARSTEN F	WOOD KELLII
YUEN KEN	VIEN VIVIAN

# Attachment E. Proposed Plat




## SEVENTH STREET SUBDIVISION

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

### AREA SUMMARY:

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

### LEGEND

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

0' 60' 120'



GRAPHIC SCALE: 1" = 60'

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

CLIENT: PETERSBURG BOROUGH  
BOX 329  
PETERSBURG, AK 99833

SURVEYOR  
**CENTRAL SOUTHEAST SURVEYORS**

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

DRAWING COMPLETED 01/13/26

DRAWING No. 7TH STREET SUBDIVISION 2025

CERTIFICATE PAGE

SEVENTH STREET SUBDIVISION

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

CERTIFICATE OF PAYMENT OF TAXES

STATE OF ALASKA )
) ss.
FIRST JUDICIAL DISTRICT )

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

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

DATED THIS DAY OF ,20
AT PETERSBURG, ALASKA.

TREASURER - PETERSBURG BOROUGH

CERTIFICATE OF APPROVAL BY THE
BOROUGH ASSEMBLY

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

DATE BOROUGH MANAGER, PETERSBURG BOROUGH

ATTEST:

DATE BOROUGH CLERK, PETERSBURG BOROUGH

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE OWNER:

NOTARY'S ACKNOWLEDGMENT

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

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

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES:

CERTIFICATE OF APPROVAL BY THE
PLATTING BOARD

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

DATE CHAIRMAN, PETERSBURG PLATTING BOARD

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

REVISED: 3/19/26

DRAWING COMPLETED 01/13/26

DRAWING No. 7TH STREET SUBDIVISION 2025