

PLANNING COMMISSION STAFF REPORT

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

EXECUTIVE SUMMARY

Applicant Request: Purchase borough-owned property

Staff Recommendation: Recommend Approval

Key Issues:
 Topography will make development challenging.
 Utilities are located at adjacent property on Lumber St.

PROJECT DESCRIPTION

Proposal Details

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

SITE CHARACTERISTICS

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

ZONING AND LAND USE ANALYSIS

Current Zoning

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

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

LOT DEVELOPMENT STANDARDS

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

STANDARDS ANALYSIS (PMC 16.12.050-16.12.080)

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

Property is zoned, single-family residential.

Planning commission may require an applicant to state the nature, extent, size and general specifications of improvements the applicant intends to construct upon the real property and the time when the improvements will be completed. The planning commission may also require an applicant to furnish development plans.

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

DEPARTMENT REVIEWS

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

PUBLIC NOTICE

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

FINDINGS AND CONDITIONS OF APPROVAL

Findings of Fact

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

Proposed Motion

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

ALTERNATIVES

The Planning Commission has the following options:

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

3. Recommend approval of the application with modified conditions

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

5. Recommend the application be denied.

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

ATTACHMENTS

A. Maps

C. Public Comments

B. Applicant Materials

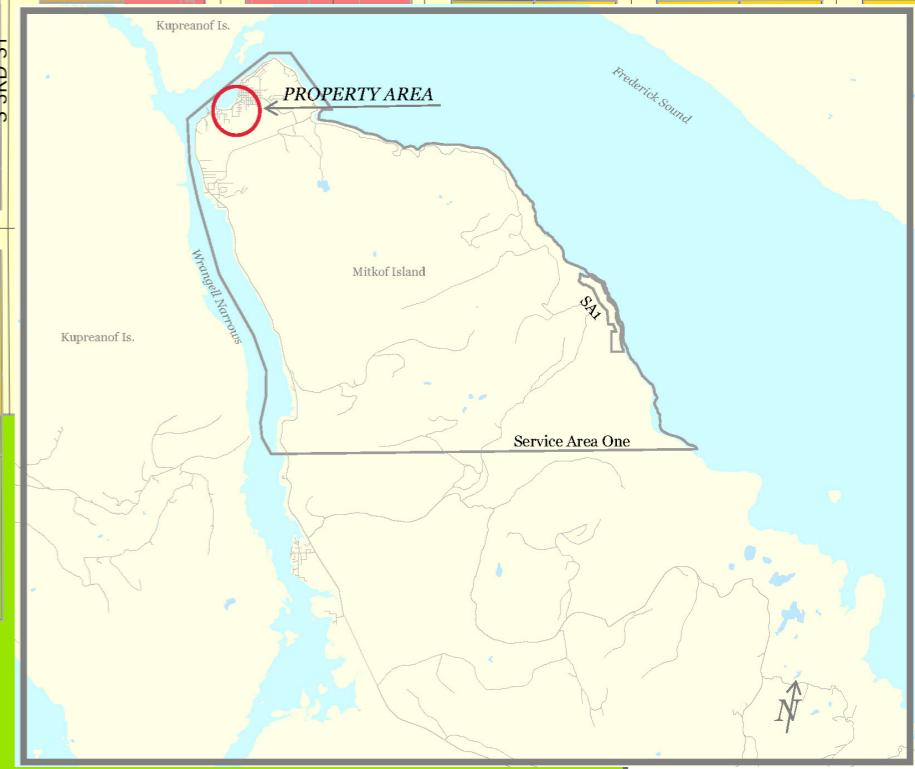
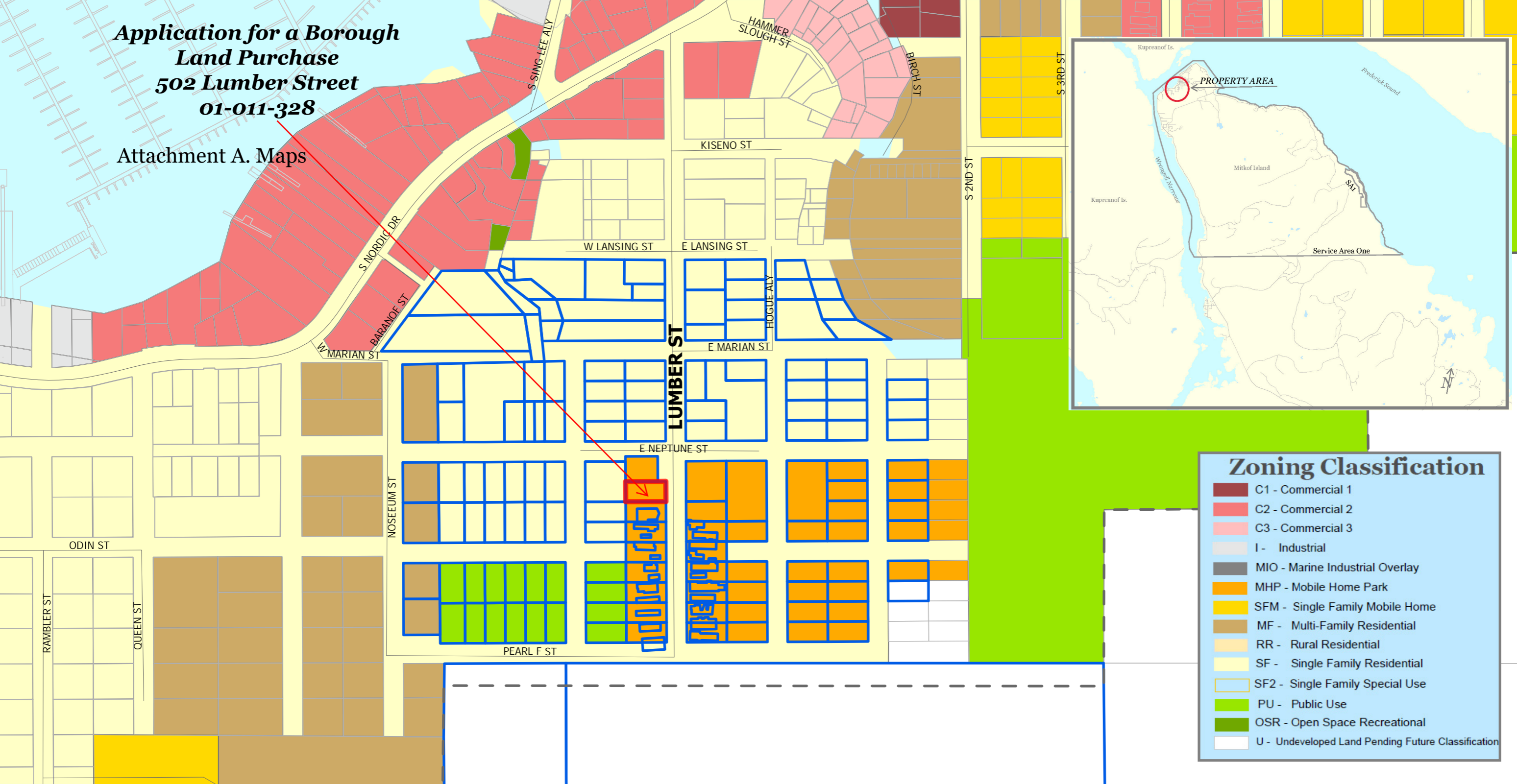
D. Public Notice

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.

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

Attachment A. Maps



Zoning Classification

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

Petersburg Borough Land Disposal Application

Applicant Name:

ROBERT FUNK

This is a request for land disposal via:

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

Parcel ID #(s) of Subject Property:

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

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

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

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

5,000 <input checked="" type="checkbox"/>

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

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

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

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

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

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

Yes No If yes, please check one Lease Permit

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

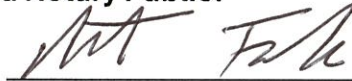
6. What local, state or federal permits are required for the proposed use? (list all)

NOTICE TO APPLICANT(s):

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

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

Please sign application in the presence of a Notary Public.

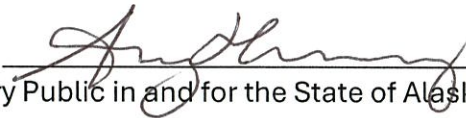


Applicant/Applicant's Representative Signature

ROBERT FUNK

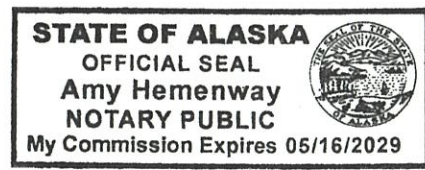
Printed Name

Subscribed and sworn to by Robert Funk, who personally appeared before me this 19 day of February, 2026.



Notary Public in and for the State of Alaska.

My Commission Expires: 05/16/2029



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

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

A. Name, address and state of incorporation

Name:
Address:
Telephone #:

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

8. Why should the Assembly approve of this request?

ongoing property taxes

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

11. Is the property tidelands? Yes No

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

Borough Use Only
Petersburg Borough Land Disposal Application

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

Legal Description(s) of Property: _____ :

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

Current Zoning of Property

<i>MOBILE HOME PARK</i>

Borough Department Comments Section

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

1. Department Comments:

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

Power and Light

Name of Department

Karl Dyer

Signature of Department Commenter

2. Department Comments:

Public Works has no public use need for this property.

Public Works *Aaron Marohl*
Name of Department Signature of Department Commenter

3. Department Comments:

The Harbor Dept has no need for this property.

Harbor Dept *Glo Wollen*
Name of Department Signature of Department Commenter

4. Department Comments:

Community Development has no public use for this property.

Community Development *Liz Cabrera*
Name of Department Signature of Department Commenter

5. Department Comments:

Name of Department Signature of Department Commenter

6. Department Comments:

Name of Department

Signature of Department Commenter



502 LUMBER ST.



March 23, 2026

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

NOTICE OF SCHEDULED PUBLIC HEARINGS


The Petersburg Borough Planning Commission has scheduled a public hearing to consider:
An application from Robert Funk to purchase Borough owned property at 502 Lumber Steet. (PID: 01-011-324).

The public hearing and consideration of the application will be held:	Tuesday, April 14, 2026, at 1:00 PM Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via ZOOM , please contact Anna Caulum at 907-772-5409.	

Interested persons desiring to present their views on the applications, either in writing or verbally, will be given the opportunity to be heard during the above-mentioned hearing. Said hearing may be continued from time to time as necessary. If the Planning Commission is unable to meet at the date and time stated above, this application will be considered at a future meeting with no further notice provided except for the general notice provided to the public.

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

The Petersburg Municipal Code (PMC) provides for an appeal of a Planning Commission decision to the Borough Assembly by the property owner or a governmental agency, or any property owner within 600' of the applicant property and requires that such an appeal be filed within 10 consecutive calendar days of the date the decision is made. For more information regarding appeal requirements, please see PMC Chapter 19.92.

Sincerely,


Liz Cabrera
 Community & Economic Development Department

Name1	Name2
CHRIS FRY	
HEATHER O'NEIL	
SARAH FINE-WALSH	
THOMAS KOWALSKE	
JOSHUA ADAMS	
MARIETTA DAVIS	
MIKA CLINE	
FUNK BOB	
AIKINS ROBERT JR	AIKINS STEPHANIE
AKINS DONALD	
ALASKA STATE OF	
ALLEN CASSIE	
BENITZ ROBERT E	
BERTAGNOLI ANGELA	
BILLI KEITH A	
BIRCH MICHAEL JAMES	
BUEHLER CRAIG D	BUEHLER LAURA J
CHRISTENSEN ANDERS	
CONNOR DUSTIN	
CONNOR MARIANNE	CONNOR WILLIAM H
CUMPS THOMAS JR	CUMPS ALICE M
EDFELT ANDREW K	
EDFELT ANDY	EDFELT GRAZEL
ELLIS KELLY CHRISTINE	ELLIS PATRICK ARLAND
ETCHER MICHAEL SEAN	
FARRELL MARCIA A	
FINK JASON	FINK EVA
FLOR HANNAH	
FORD JOHN C	
GRANT TONIA	
GRUNDBERG ERIC A	
MARVIN MALENA	
GULESERIAN ROBERT	
HEMENWAY AMY B	HEMENWAY MATTHEW J
HULSE DARLA J	
JENSEN TAYLOR	
KEGEL ERIK A	
KEUTMANN CHELSEA	KEUTMANN PETER
KITOS KAVE INC	
LAPEYRI JORDAN	
LAPPETITO TODD	LAPPETITO C/O RYAN
LICHTENSTEIN MATTHEW S	WOOD HILARY A
LOPEZ CHRISTOPHER & LORENZO	LOPEZ CECILIA & CHRISTINA
LYONS NEIL S LYONS JACK & GREGORY	
MAGOUN AUDREY J TRUSTEE	AUDREY J MAGOUN TRUST
MCMURREN PATRICK F	C/O DANDO FINANCIAL LLC
MEDALEN MICHAEL D	
MILLER CHRIS	
NISSELL MICHAEL	
OLSON KEN	
PAHULU KEHULU	
PAULSON ISAAC	PAULSON SHARON
ROBERGE SCOTT W	SMITH JANE
ROCKNE TOM	
SEVENTH DAY ADVENTIST CHURCH	
THATCHER PAUL	
THYNES RUSS	THYNES DANA
TOTH JESSICA	
TOYOMURA DARYL H	TOYOMURA JENNIFER L
WOOD HILARY	
WORTHINGTON MAVIS	
YUEN FRANCES	