

# PLANNING COMMISSION STAFF REPORT

## MINOR SUBDIVISION – REPLAT – 1004/1006 N NORDIC DR

|                               |                                                                                                  |                           |                                        |
|-------------------------------|--------------------------------------------------------------------------------------------------|---------------------------|----------------------------------------|
| <b>Action #:</b>              | 2026-801                                                                                         | <b>Meeting Date:</b>      | August 11, 2026                        |
| <b>Applicant(s):</b>          | David Thynes                                                                                     | <b>Property Owner(s):</b> | Wes Davis & Ken Howard                 |
| <b>Agent/Representative:</b>  | Central Southeast Surveyors                                                                      | <b>Property Address:</b>  | 1004 & 1006 North Nordic Drive         |
| <b>Legal Description:</b>     | A replat of a PTN Lot 1 & PTN Lot 2 of Block 82, U.S. Survey 1252, Petersburg Recording District | <b>Parcel ID:</b>         | 01-002-230 / 01-002-229                |
| <b>Acreage / Lot Size:</b>    | Total ± 16,040 SF (0.37 ac). Proposed Lot 2A = 8,032 SF; Proposed Lot 2B = 8,008 SF              | <b>Current Zoning:</b>    | Single-family Residential (SFR)        |
| <b>Comp Plan Designation:</b> | Waterfront B                                                                                     | <b>Request Type:</b>      | Minor Subdivision (Replat) – PMC 18.20 |

### A. EXECUTIVE SUMMARY

|                             |                                                                                                                                                                                                                                                                                                                      |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Applicant Request</b>    | The applicant requests approval of a minor subdivision (replat) to eliminate the existing internal lot line between a portion of Lot 1 and a portion of Lot 2, Block 82, U.S. Survey 1252, and create two new parcels, Lot 2A (8,032 SF) and Lot 2B (8,008 SF), each containing an existing single-family residence. |
| <b>Staff Recommendation</b> | Recommend approval with conditions                                                                                                                                                                                                                                                                                   |
| <b>Key Issues</b>           | [Staff to identify any key issues; none apparent from the submitted preliminary plat]                                                                                                                                                                                                                                |

### B. PROJECT DESCRIPTION

|                                |                                                               |
|--------------------------------|---------------------------------------------------------------|
| <b>Subdivision Name</b>        | Davis-Howard Subdivision                                      |
| <b>Intended Use</b>            | Continued single-family residential use of each resulting lot |
| <b>Total Acreage</b>           | ± 16,040 SF (0.37 acres)                                      |
| <b>Number of Lots Proposed</b> | 2 (Lot 2A and Lot 2B)                                         |
| <b>Lot Size Range</b>          | 8,032 SF – 8,008 SF                                           |
| <b>Phasing (if applicable)</b> | N/A                                                           |
| <b>Timeline</b>                | [Timeline, if provided by applicant]                          |

### C. SITE CHARACTERISTICS

|                                          |                                                                                                             |
|------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| <b>Topography</b>                        | Lots are fully developed.                                                                                   |
| <b>Existing Structures</b>               | Lot 2A: single-family residence and accessory shed.<br>Lot 2B: single-family residence with porch and deck. |
| <b>Legal Access</b>                      | North Nordic Drive and Wrangell Avenue                                                                      |
| <b>Utilities</b>                         | Municipal power, water, and sewer                                                                           |
| <b>Flood Zone</b>                        | n/a                                                                                                         |
| <b>Anadromous Streams / Watercourses</b> | None                                                                                                        |
| <b>Soils / Environmental Constraints</b> | None                                                                                                        |

### D. ZONING AND LAND USE

|                                 |                         |
|---------------------------------|-------------------------|
| <b>Zoning District:</b>         | <b>Actual Land Use:</b> |
| Single-family Residential (SFR) | Residential             |

### Surrounding Area

| Direction | Zoning District           | Actual Land Use |
|-----------|---------------------------|-----------------|
| North     | Public Use                | Public Use      |
| South     | Single-family Residential | Residential     |
| East      | Single-family Residential | Residential     |
| West      | Single-family Residential | Residential     |

## E. MINOR SUBDIVISION SUBMISSION CHECKLIST (PMC 18.20.010)

| Submission Requirement (PMC 18.20.010)                                                       | Submitted / Met? | Comment                                                 |
|----------------------------------------------------------------------------------------------|------------------|---------------------------------------------------------|
| Plat prepared by registered Alaska land surveyor, drawn to scale (§ 18.20.010.C.1)           | Yes              | Prepared by Central Southeast Surveyors, Petersburg, AK |
| Application and fee submitted ≥ 30 days before platting board meeting (§ 18.20.010.C)        | Yes              | Application dated 6/23/2026 for August 11, 2026 meeting |
| DEC approval for on-site sewer/water, if not connected to municipal system (§ 18.20.010.C.2) | N/A              |                                                         |

## F. REVIEW CRITERIA (PMC 18.20.010.A)

Per PMC 18.20.010, the minor subdivision plat procedure is available for the subdivision of a single parcel into no more than four parcels, subject to the general conditions of PMC 18.20.010(A). Staff analysis of each condition follows:

### 1. Number of Lots Created (PMC 18.20.010.A.1)

The replat resubdivides a portion of Lot 1 and a portion of Lot 2, Block 82, U.S. Survey 1252 into two new parcels, Lot 2A and Lot 2B, consistent with the four-lot maximum under the minor subdivision procedure.

### 2. Legal and Physical Access (PMC 18.20.010.A.2)

Both proposed lots have legal and physical access to public streets – North Nordic Drive and/or Wrangell Avenue – as shown on the preliminary plat.

### 3. No Street or Right-of-Way Dedication Required (PMC 18.20.010.A.3)

The preliminary plat does not depict or require dedication of any new street, right-of-way, or other public area.

### 4. No Vacation or Variance Required (PMC 18.20.010.A.4)

No vacation of a public dedication and no variance from subdivision regulations are required to accomplish the proposed replat.

### 5. Monumentation (PMC 18.20.010.A.5)

The preliminary plat identifies existing and established survey monuments at the outside corners of the subdivision tract, consistent with the monumentation requirement.

## G. DEPARTMENT REVIEWS (PMC 18.20.010(A)(6))

| Department   | Comments                                                                      |
|--------------|-------------------------------------------------------------------------------|
| Public Works | No objection.                                                                 |
| PMP&L        | Requests utility line easement if there is aerial encroachment of power line. |
| Police       | No objection.                                                                 |
| Fire         | No objection.                                                                 |

## H. PUBLIC NOTICE

The borough provided public notice consistent with applicable subdivision notice requirements. Notice was mailed by first class mail to owners of record of property within six hundred (600) feet of the exterior boundary of the subject property, and posted as required. See Attachment D for sample notice letter.

## I. FINDINGS AND CONDITIONS OF APPROVAL

(See resolution on following page for findings and conditions.)

**Proposed Motion:**

I move to approve RESOLUTION 2026-801 recommending approval of the Davis-Howard Subdivision minor subdivision (replat) creating Lot 2A and Lot 2B, Block 82, U.S. Survey 1252, subject to the conditions set forth in the resolution.

**J. ALTERNATIVES**

The Planning Commission has the following options:

- Approval of the minor subdivision (replat) as submitted.
- Approval of the minor subdivision (replat) with staff-recommended conditions.
- Approval of the minor subdivision (replat) with modified or additional conditions.
- Continue the hearing to allow for additional information or public input.
- Deny the minor subdivision (replat) application.

**K. ATTACHMENTS**

|                                               |                                                     |
|-----------------------------------------------|-----------------------------------------------------|
| A. Vicinity Map                               | D. Public Notice Letter (Mailing list upon request) |
| B. Applicant Materials / Land Use Application |                                                     |
| C. Public Comments                            |                                                     |

**L. APPEAL (PMC 19.92)**

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

**PLANNING COMMISSION RESOLUTION NO. 2026-801**  
**A RESOLUTION OF THE PETERSBURG BOROUGH PLANNING COMMISSION**  
**RECOMMENDING APPROVAL OF A MINOR SUBDIVISION (REPLAT) FOR THE**  
**DAVIS-HOWARD SUBDIVISION – 1004 & 1006 NORTH NORDIC DRIVE**

WHEREAS, on August 11, 2026, the Planning Commission conducted a duly and properly noticed public hearing to consider a minor subdivision (replat) application for the Davis-Howard Subdivision, legally described as a replat of a portion of Lot 1 and portions of Lot 2, Block 82, U.S. Survey 1252, Petersburg Recording District, creating Lot 2A and Lot 2B; 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 requirements of PMC Chapter 18.20; and

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

**Finding 1: Number of Lots**

The proposed replat subdivides portions of Lot 1 and Lot 2, Block 82, U.S. Survey 1252 into two (2) lots, consistent with the four-lot maximum for minor subdivisions under PMC 18.20.010(A)(1).

**Finding 2: Access**

Each resulting lot, Lot 2A and Lot 2B, has legal and physical access to a public street.

**Finding 3: No Dedication, Vacation, or Variance Required**

The proposed replat does not require dedication of a street or right-of-way, vacation of a public dedication, or a variance from subdivision regulations.

**Finding 4: Monumentation and Departmental Review**

The outside corners of the subdivision tract are marked and referenced to recorded survey monuments, and required departmental approvals have been obtained as of the date of this resolution.

**NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the Petersburg Borough hereby recommends approval of the minor subdivision (replat) application, subject to the following conditions:**

- The final plat shall bear all required certificates per PMC 18.24.050(B), to the extent applicable to minor subdivisions.
- The mylar plat shall be prepared by a registered Alaska land surveyor and filed with the Petersburg Recording District within thirty (30) days after issuance of fully executed certificates of approval, per PMC 18.20.020(D).
- Any plat restrictions required by the platting board concerning improvements shall be noted on the final plat per PMC 18.20.020(C).
- Final plat shall include utility easement if there is aerial encroachment of power line.

**ADOPTED this 11th day of August, 2026, by the following vote:**

AYE:

NAY:

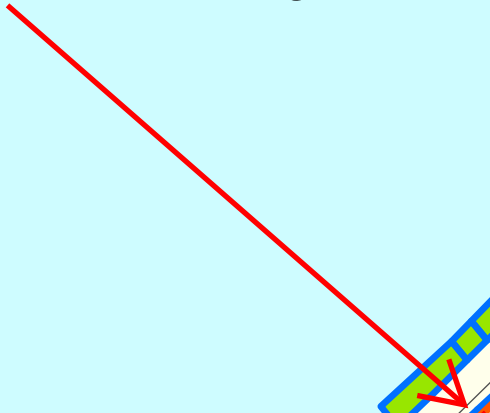
ABSENT:

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**Chair, Planning Commission**

ATTACHMENT A

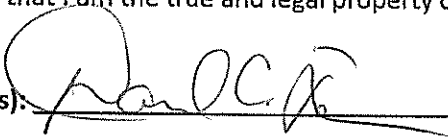
Davis & Howard Properties  
1004 & 1006 North Nordic Drive  
01-002-229 & 01-002-230



**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 |

# ATTACHMENT B

|                                                                                                                                                                                                                                             |                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
|  <b>PETERSBURG BOROUGH</b><br><b>LAND USE APPLICATION</b>                                                                                                  |                         |
| <b>For Borough Use</b>                                                                                                                                                                                                                      | Date:                   |
| Base Fee:                                                                                                                                                                                                                                   | Check No. or CC:        |
| Public Notice Fee: \$70                                                                                                                                                                                                                     | Received by:            |
| Total:                                                                                                                                                                                                                                      | Code to: 110.000.404110 |
| <b>APPLICANT INFORMATION</b>                                                                                                                                                                                                                |                         |
| NAME: David C. Thynes as agent                                                                                                                                                                                                              |                         |
| <b>PROPERTY INFORMATION</b>                                                                                                                                                                                                                 |                         |
| PHYSICAL ADDRESS or LEGAL DESCRIPTION: 1004 & 1006 NORTH NORDIC                                                                                                                                                                             |                         |
| LOT: PTN L1, PTNS L2                                                                                                                                                                                                                        | Lot Size: 7983          |
| BLOCK: 82                                                                                                                                                                                                                                   | PLAT #: 66-38           |
| SUBDIVISION: 1252                                                                                                                                                                                                                           | OVERLAY:                |
| PARCEL ID: 01002230/010022289                                                                                                                                                                                                               | ZONE: SFR               |
| Current Use of Property: RESIDENTIAL                                                                                                                                                                                                        |                         |
| Proposed Use of Property: RESIDENTIAL                                                                                                                                                                                                       |                         |
| <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): North Nordic/Wrangell Ave.                                                                                                                                                                            |                         |
| <b>TYPE OF APPLICATION AND BASE FEES</b>                                                                                                                                                                                                    |                         |
| <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)                                                                                                                                                                                    |                         |
| <b>SUBMITTALS</b>                                                                                                                                                                                                                           |                         |
| For Subdivision applications, please submit a prepared plat map as required by borough code.                                                                                                                                                |                         |
| <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):                                                                                                                                            | Date: 6/23/2026         |
| Owner (if different from applicant):                                                                                                                                                                                                        | Date:                   |
| Owner (if different from applicant):                                                                                                                                                                                                        | Date:                   |

BALTIC STRIET

**BASIS OF BEARING**  
(N 38°32'00" W 162.79° R1)  
N 38°32'00" W 162.75'  
157.75'

PTN. LOT 1  
5' WIDE STRIP ALONG BOUNDARY  
COMMON TO LOT 1 AND LOT 2.  
WARRANTY DEED BK. 5, PG. 101  
PETERSBURG RECORDING DIST.  
DOC#: 1976-000309-0  
B03 S.F.

REM. LOT 1

RECORD U.S.S. 1252 LOT 1/LOT 2  
BOUNDARY LINE TO BE ELIMINATED

LOT 24

8032 S.F.

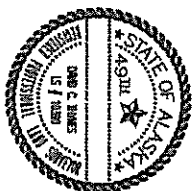
LOT 2B

2008 S.F.

PTN. LOT 3

BLOCK 82

# PRELIMINARY

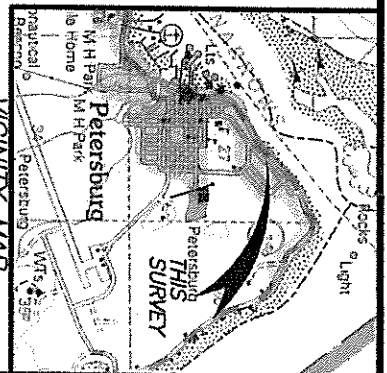


REGISTERED PROFESSIONAL LAND SURVEYOR A.C.L. No. 10390

I DARED TO THINKS, BECAUSE THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA. THAT THIS PLAN IS A TRUE AND CORRECT REPRESENTATION OF LANDS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MEASUREMENTS AND BEARINGS ARE SHOWN CORRECTLY, AND THAT ALL NECESSARY EXTERIOR CONTROL MEASUREMENTS, ALL OTHER MEASUREMENTS, AND LOT CORNERS HAVE BEEN SET OR SAVED AS SHOWN.

DATE \_\_\_\_\_

# SURVEYOR'S CERTIFICATE

VICINITY MAP  
NOT TO SCALE

## DAVIS-HOWARD SUBDIVISION

CREATING LOT 2A & LOT 2B  
A REPEAT OF A PTN. LOT 1 & PTNS. LOT 2 OF BLOCK 82  
OF U.S. SURVEY 1252  
PETERSBURG RECORDING DISTRICT

**AREA SUMMARY:**

PARENT SW PTN. LOT 2 BY DEED = 7983 S.F.  
PARENT NE PTN. LOT 2 BY DEED = 7953 S.F.  
PARENT PTN. LOT 1 BY DEED = 803 S.F.  
PROPOSED LOT 2A = 8032 S.F.  
PROPOSED LOT 2B = 8835 S.F.

## LEGEND

- 2" C.S.S. ALCAP ON 5/8" REBAR ESTABLISHED THIS SURVEY  
1.5" BRAUN ALCAP ON 5/8" REBAR RECOVERED THIS SURVEY

0' 40' 80'

GRAPHIC SCALE: 1" = 40'

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

---

DRAWING No. 06/23/2026  
DAVIS-HOWARD 2026

# CERTIFICATE/NOTES PAGE

## 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

TREASURER - PETERSBURG BOROUGH

## CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT THE PETERSBURG BOROUGH IS THE OWNER OF THE  
 PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I HEREBY ADOPT THIS  
 PLAN OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL  
 STREETS, ALLEYS, WALKS, PARKS, EASEMENTS AND OTHER OPEN SPACES TO  
 PUBLIC OR PRIVATE USE AS NOTED.

DATE \_\_\_\_\_ LAURA HOWARD

## CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT THE PETERSBURG BOROUGH IS THE OWNER OF THE  
 PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I HEREBY ADOPT THIS  
 PLAN OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL  
 STREETS, ALLEYS, WALKS, PARKS, EASEMENTS AND OTHER OPEN SPACES TO  
 PUBLIC OR PRIVATE USE AS NOTED.

DATE \_\_\_\_\_ ANGELA DAVIS

## 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

APPEARED \_\_\_\_\_ TO ME

KNOWN TO BE THE IDENTICAL INDIVIDUAL MENTIONED AND WHO EXECUTED THE  
 WITHIN PLAT AND HE ACKNOWLEDGED TO ME THAT HE 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: \_\_\_\_\_

## 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

APPEARED \_\_\_\_\_ TO ME

KNOWN TO BE THE IDENTICAL INDIVIDUAL MENTIONED AND WHO EXECUTED THE  
 WITHIN PLAT AND HE ACKNOWLEDGED TO ME THAT HE 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 CONFORM WITH THE SUBDIVISION  
 REGULATIONS OF THE PETERSBURG BOROUGH, AND THAT SAID  
 PLAT HAS BEEN APPROVED BY THE PLATTING 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

## NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY IS THE LINE BETWEEN A  
 1.5" BRUN ALUMINUM CAP MONUMENT, LS 5485 TURNING THE  
 SOUTHWEST CORNER OF LOT 1 AND THE 1.5" BRUN ALUMINUM CAP  
 MONUMENT MARKING THE NORTHWEST CORNER OF LOT 1, BLOCK 82 OF  
 U.S.S. 1232. THE RECORD BEARING ACCORDING TO PLAT No. 66-38  
 IS N 38.12° W.
2. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 15.000.
3. ALL BEARINGS SHOWN ARE TRUE BEARINGS ORIENTED TO THE BASIS  
 OF BEARING. DISTANCES SHOWN ARE HORIZONTAL DISTANCES.
4. THE PURPOSE OF THIS SURVEY IS TO CORRECT THE GAP AND OVERLAP IN  
 THE BOUNDARY BETWEEN TWO PORTIONS OF BLOCK 82, U.S.S. 1232  
 THE RED BY DEED DESCRIPTION, THE HEREIN BOUNDARY LINES BY THIS  
 REBUILT REPRESENTS A CHOICE AGREED UPON BY THE OWNERS  
 OF BOTH PORTIONS OF LOT 2.

- (a) U.S. SURVEY 1232, PLAT No. 66-38
- (b) A.D.O.I. S-0937 (10) SHEET 6
- (c) A.D.O.I. R.O.W. PROJ. No. 57P-0005128) 71394/71487
- (d) PLAT No. 2008-26
- (e) R.O.S. BY BEAUM, LS 5485 OF A.D.O.I. P/F PROJ. No. 68076 SHOWING  
 18 CONTROL MONUMENTS ALONG N. NORTON DR. AND SANDY BEACH RD.
- (f) UNRECORDED R.O.S. BY BEAUM, LS 5485 OF A PIN. OF LOT 1, BLOCK 82
- (g) U.S.S. 1232 COMPLETED 5/9/2002
- (h) U.S.S. 1232 COMPLETED 5/9/2002
- (i) WARRANTY DEED DOC# 2015-000592-0
- (j) WARRANTY DEED DOC# 59 PG. 423-252 REC DIST.
- (k) WARRANTY DEED DOC# 2024-000262-136
- (l) WARRANTY DEED DIST. BK. 11, PG. 136
- (m) WARRANTY DEED, DOC# 1975-000330-08K 4, PG. 514

## SURVEYOR

## CENTRAL SOUTHEAST SURVEYORS

P.O. BOX 533, PETERSBURG AK 99833

PH (907) 518-0075

DRAWING COMPLETED

06/23/26

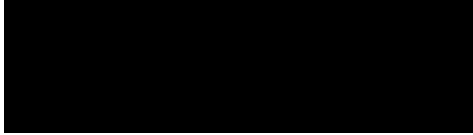
DRAWING No.

DAVIS-HOWARD 2026

## ATTACHMENT D



July 27, 2026



### NOTICE OF SCHEDULED PUBLIC HEARINGS

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

**An application from Wes Davis and Ken Howard for a minor subdivision at 1004 and 1006 N NORDIC DR (PID: 01-002-230/229).**

|                                                                                                               |                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| The public hearing and consideration of the application will be held:                                         | <b>Tuesday, August 11, 2026, at 12:00 PM</b><br>Assembly Chambers, Municipal Building<br>12 South Nordic Drive, Petersburg, Alaska. |
| The meeting is open to the public.<br>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.

| TO SUBMIT WRITTEN COMMENTS TO THE PLANNING COMMISSION |                                                                        |
|-------------------------------------------------------|------------------------------------------------------------------------|
| 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)