

Planning Commission Staff Report & Finding of Fact

Meeting Date: October 10, 2023

APPLICANT/AGENT:

Skylark Park LLC

OWNER(S), IF DIFFERENT:

Petersburg Borough

LEGAL DESCRIPTION:

Lots 2, 3, 5, and 6, Skylark II
Subdivision, and Government Lot 21,
Section 33, T58S, R79E

LOT AREA:

Odin St. Lots – approx. 1.9 acres
Lot 21 – 5 acres

LOCATION:

See attached maps

SURROUNDING ZONING (ODIN ST
PARCELS):

North: SFR/COMMERCIAL-1

South: SFR/PUBLIC USE

East: SFR

West: SFR

ZONING:

Odin St: Single-Family (SFR)

Lot 21 - Open-Space Recreational (OSR)

SURROUNDING ZONING (Lot 21):

North: PUBLIC USE

South: OSR

East: UNZONED

West: MOBILE HOME PARK

PID: 01-010-247, 01-010-245, 01-010-
764, 01-010-766, 01-010-430

APPLICATION SUBMISSION DATE:

August 2, 2023

I. APPLICANT REQUEST: The applicant is requesting a rezone of 5 borough-owned parcels to Single-family Mobile Home (SFMH). The applicant's intent is to pursue purchase of parcels for replat/subdivision for residential development.

II. APPLICABLE CODE:

19.04.500 DEFINITION, MOBILE HOME

19.28 SINGLE FAMILY MOBILE HOME

19.84 AMENDMENTS

III. FINDINGS:

- a. Skylark Park LLC applied to purchase borough property on the condition the property is rezoned to SFMH. The Planning Commission has initiated a rezone in response to this request.
- b. The subject property is composed of 5 parcels of borough-owned vacant land.
- c. Four lots are zoned Single-Family Residential (SF) and range in size from 14,000-20,000 sf. One parcel is five-acres and zoned Open-Space Recreation (OSR).
- d. The immediate surrounding area is undeveloped but there are two well established neighborhoods surrounding the parcels. The applicant recently submitted a request to rezone their adjacent lot from Public Use to SFMH. The commission recommended the Assembly approve the request.
- e. The applicant's intent is to pursue purchase of the parcels to develop a 10+ acre major subdivision with roads and utilities. The parcels would be subdivided into 75'x100' lots and sold. The applicant would also work with property owners who may wish to purchase a manufactured home for their lot.

Planning Commission Staff Report & Finding of Fact

Meeting Date: October 10, 2023

- f. The purpose of the SFMH district is to provide a sound and attractive residential neighborhood for single-family mobile homes on standard residential-size building lots. The principal uses in the district are one-family and two-family dwellings and mobile homes. The proposed development is consistent with the requested SFMH zoning.
- g. Per code, "Mobile home" means a manufactured coach, mobile home, trailer, house, car or other vehicle or structure designed, intended or capable of human dwelling or sleeping purposes, mounted upon wheels or supports which is capable of being moved by its owner or transported by another vehicle, and containing water supply, waste disposal and electrical conveniences.
- h. "Manufactured homes", while not defined in municipal code, is generally defined as a transportable, factory-built dwelling unit constructed after June 15, 1976, in conformance with the federal Manufactured Home Construction and Safety Standards, as evidenced by an affixed certification label in accordance with 24 CFR 3280.11.
- i. For the 4 SF lots: The 2016 comprehensive plan recommends future land use for this area be Low-Density Residential. The intended use is lower density residential, Single family or duplex residential, option for accessory dwelling units and home-based businesses, 1-4 dwellings per acre (DUA) is most common; but allow option for densities up to 6-8 DUA. The corresponding zoning districts are: RR Rural Residential; SFMH Single Family Mobile Home? (Add option for up to 6-8 DUA with site plan review.)
- j. Rezoning these lots from SF to SFMH would allow mobile/manufactured homes as a primary use and reduce the minimum lot size from 8,000 sf to 7,500 sf. As with single-family, the maximum number of dwellings per lot is 2 with single family, two-family (duplex), and detached accessory dwellings allowed. Yard setback and lot coverage remain the same as in SFR.
- k. For the 1 OSR lot: The 2016 comprehensive plan recommends future land use for this area be Open Space. *Open space is the preferred near-term use, in part to concentrate development in currently developed areas. This designation may be changed in the future to allow for development if/when local economy/population grows. The corresponding zoning district is OSR modified to emphasize conservation, generally for public lands, option to be dedicated for mitigation lands.*
- l. Rezoning from OSR to SFMH would allow residential development in an area previously designated for maintaining land in a natural state.

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

- a. The application is classified as a request to amend the borough zoning map.
- b. Criteria – Per 19.84.030, The Planning Commission's report to the Assembly shall include findings as to need and justification for the proposed change, including findings as to the effect which the proposed change would have on the objective of the comprehensive plan.

VI. ACTION

Planning Commission Staff Report & Finding of Fact

Meeting Date: October 10, 2023

Proposed motion: I move to recommend to the Borough Assembly that Lots 2, 3, 5, and 6, Skylark II Subdivision, and Government Lot 21, Section 33, T58S, R79E be rezoned to Single-Family Mobile Home along with the findings as presented.

Based on the preceding findings of fact, the Petersburg Planning Commission makes the following report to the Borough Assembly:

1. The existing zoning of the subject area is inconsistent with the intended use of the site for development of manufactured home dwellings on individual lots. For the proposed development to occur, the land must be rezoned.
2. The applicant seeks to address the stated need for developable lots and new housing options that are more affordable than housing currently found in the single-family residential district.
3. While the overall use, residential, is consistent with the comprehensive plan for Odin St, the change in zoning to SFMH will increase residential density (i.e., the number of houses per acre) than was envisioned in the plan for that area.
4. Rezoning an OSR parcel to residential use means a net loss in open space adjacent to the Skylark Mobile Home Park and near the Severson's subdivision area. The subject parcel has no improvements and is maintained in a natural state. The comprehensive plan does contemplate OSR districts to be rezoned if population or development pressure warrants.
5. The likely impact to surrounding neighbors will be increased traffic on Wesley St and Odin St. This should be a consideration for the Platting Board as development moves forward.
6. The commission's recommendation to rezone is based on the development plans provided by the applicant to develop a major subdivision, install improvements, and sell lots. The applicant is also offering to assist property owners with the purchase and installation of new manufactured homes on individual lots.
7. The borough has a very broad definition of "mobile homes" that could be legally placed within this proposed development if it is rezoned. The borough should work with the developer to include language in the deed of sale and/or record a covenant for the subdivision that limits the type of dwellings to one- or two-family dwellings, manufactured homes as defined above, and limits the age of manufactured home that may be placed in the subdivision.
8. The rezone of these properties should be contingent on the sale of the properties.

EXHIBITS

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



Petersburg Borough, Alaska

Land Disposal Application

(\$500.00 non-refundable filing fee required)

Form must be completed in its entirety to be considered

Office Use:

Rec'd. by: KT

Fee: \$500

Date Rec'd: 8/2/23

Date: 8.1.2023

This is a request for land disposal via (circle one):

Lease Purchase Exchange Other

Parcel ID #(s) of Subject Property:

01-010-245, 01-010-247
01-010-430
01-010-752
01-010-764, 01-010-766

Proposed term of lease: _____
(total years)

Legal Description of Property:

GL 21, lot 2, lot 3, lots
lot 5A, lot 6

Current Zoning of Property:

~~RA~~, SF
01-010-430 - Open Space - Recreation

The rest are zoned Single Family Residential

* Rezoning Needed - See email attached

Applicant Name:

Skylark Park LLC

Applicant Mailing Address:

PO Box 2070
Petersburg AK 99833

Applicant Contact Info:
(phone and/or email)

Ambre Burrell - 907-772-4423
Ambre@CrocknroadAK.com

1. Size of Area requested (identify the minimum area necessary in square feet): _____
2. Attach a map showing the location of the land requested. Map must show surrounding area with the land requested clearly marked with bolded borders or highlighted color.

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)

Upon transfer of title we will begin extending OP in St. Through lots to our lot GL 14. We will put in utilities as we go. Currently working with surveyor to subdivide GL 14 + GL 21 into 7.5' x 100' lots. Upon completion we will sign over road + utilities to the Borough + sell lots. Will work with any interested party + help build + ship up then set their own manufactured home. \$750,000 cost to improve

4. Name and address of all adjacent land owners or lessees, including upland owner(s) if applicable: (attach additional sheet if necessary)

Skylark Park
Mika Hasbrouck
Liv Perschon

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)

None

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

A. Name, address and place of incorporation: Skylark Park LLC
PO Box 2126 Petersburg AK 99833
Alaska

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

Name and address of resident agent: Ambre Burrell
PO Box 2070
Petersburg AK, 99833

8. Why should the Planning Commission recommend Assembly approval of this request?

Petersburg is in desperate need of affordable housing/ property. This will provide affordable options and is at the cost of private business instead of the Borough

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

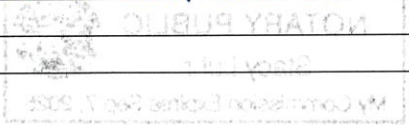
Pg 30.t.) Actively work to reduce barriers to private development & pg 31. c.) Establish guidelines to allow for + encourage higher density housing while ensuring quality of neighborhoods.

10. Prior to submitting this application, please verify with pertinent Borough Departments that the land requested for lease, purchase or exchange is not needed for a public purpose by speaking with the appropriate personnel in the Electric, Water, Wastewater, Community Development, Harbor or Public Works Departments and obtain their comments and signatures below. (attach additional sheet if necessary):

Department Comments: Please see Utility Director Hagerman's comments attached.

Signature of Department Commenter

Department Comments: Please see Public Works Director Cotta's comments attached.



Signature of Department Commenter

Department Comments: Please see Director Cabrera's comments attached.

Signature of Department Commenter

Department Comments:

Signature of Department Commenter

NOTICE TO APPLICANT(s):

Applicant will be required to pay a non-refundable filing fee with the Borough of \$500 to cover estimated costs of: a title report, survey, legal fees, postage, recording fees, public noticing and advertising and other costs incidental to the processing of this application.

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.

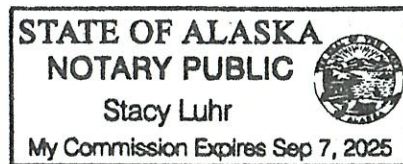
Ambre Burrell

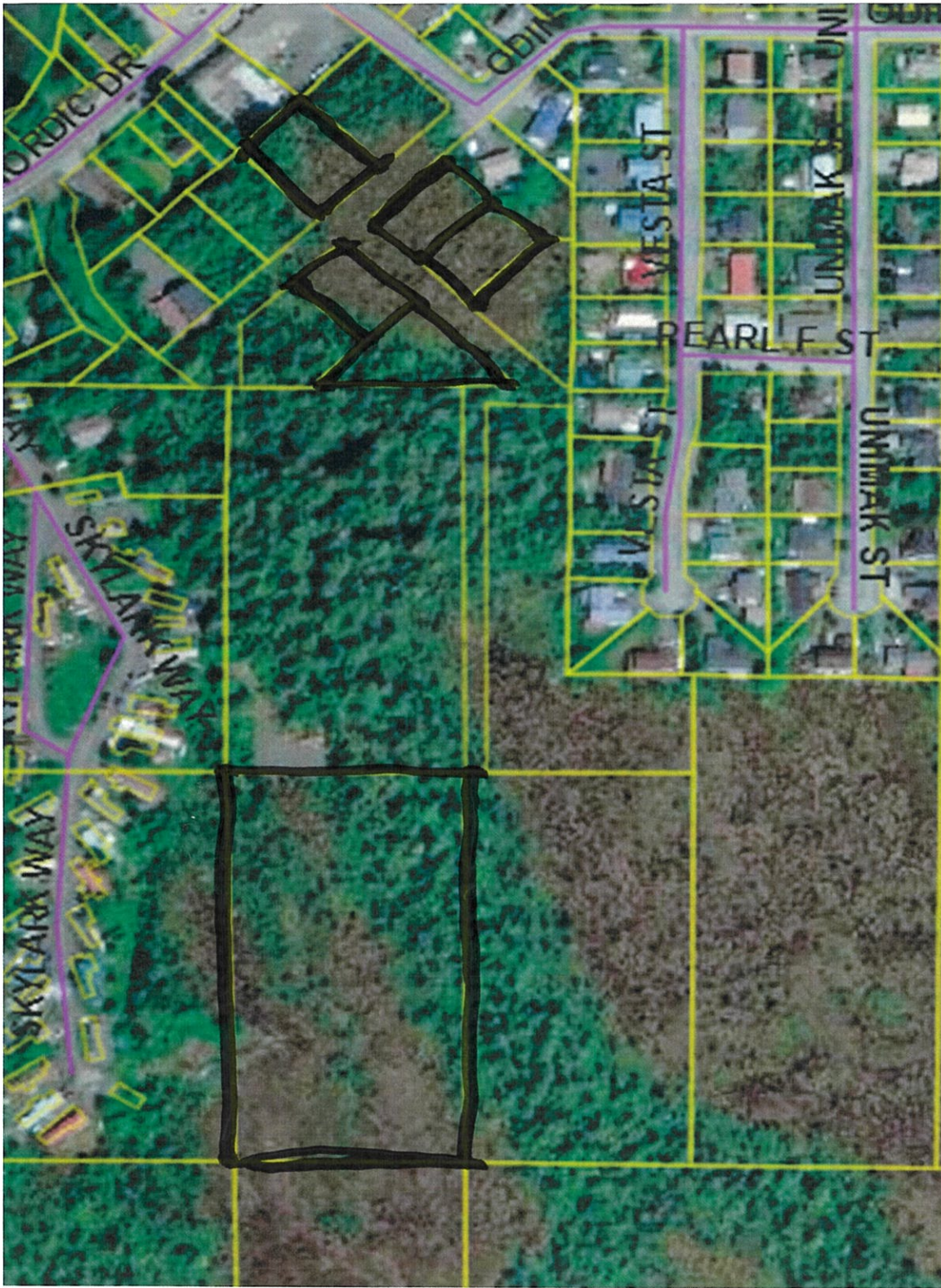
Applicant/Applicant's Representative

Subscribed and sworn to by *Ambre Burrell*, who personally appeared
before me this *2nd* day of *August*, 20*23*.

Stacy Luhr
Notary Public

Notary Public in and for the State of Alaska. My Commission Expires: *9/7/2025*





Debra Thompson

From: Ambre Burrell <ambre@rocknroadak.com>
Sent: Thursday, August 10, 2023 3:47 PM
To: Debra Thompson
Subject: Zoning Changes to Proposed Borough property purchase

Good Afternoon Debbie,

I would like to add some clarification to the Borough property we are proposing to purchase.

I would like to have the following lot remain Single Family residential:

01-010-752

I would like to rezone the following lots to Single Family Manufactured Home due to the fact that we may need to subdivide out parts of these lots when we put in a road:

01-010-764

01-010-247

01-010-245

01-010-766

I would like to rezone parcel 01-010-430 To Single Family Manufactured home as it is our intention to subdivide out into lots approximately 75' x 100' lots put in roads and utilities and offer affordable housing options to residents of Petersburg.

If you have any further questions please let me know.

Thank you,

Ambre Burrell
Rock-N-Road Construction, Inc
P. 907.772.3308
F. 907.772.2268

Debra Thompson

From: Karl Hagerman
Sent: Thursday, August 10, 2023 1:11 PM
To: Debra Thompson; Liz Cabrera; Chris Cotta
Subject: RE: Skylark Park LLC Land Purchase Application

Debbie,

Water, Wastewater and Power & Light have no need for the parcels being requested. I do have questions about the applicant's plan to extend the road and utilities and want to be sure that this is done per our standards so the improvements may be accepted by the Borough when complete, but overall I appreciate what they are trying to do with this plan and land purchase application.

Thanks,

Karl Hagerman
Utility Director
907-772-5421

From: Debra Thompson <dthompson@petersburgak.gov>
Sent: Wednesday, August 9, 2023 4:32 PM
To: Liz Cabrera <lcabrera@petersburgak.gov>; Karl Hagerman <khagerman@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>
Subject: Skylark Park LLC Land Purchase Application

Hi Liz, Karl & Chris,

Please see the attached land purchase application from Ambre Burrell. She did not complete Section 10 of the application, so I am sending this to you for your review and determination of whether your department(s) need any of the parcels noted for a public purpose. Parcel numbers are: 01-010-245, 01-010-247, 01-010-430, 01-010-752, 01-010-764 and 01-010-766.

Please email me your comments.

Thank you,
Debbie

Debra K. Thompson, CMC
Borough Clerk/Human Resources Director

Petersburg Borough
907-772-5405

Debra Thompson

From: Chris Cotta
Sent: Thursday, August 10, 2023 3:20 PM
To: Karl Hagerman; Debra Thompson; Liz Cabrera
Subject: RE: Skylark Park LLC Land Purchase Application

Debbie,

Public Works has no need for the parcels being requested. Along with Director Hagerman, we would like to see more details of the road and utility extensions and whether the intent is to construct these to Borough specifications. I also feel that this development would ultimately be a good thing for the Borough's housing situation. In addition we would obtain revenue from sale of the property and then tax and potential utilities revenues moving forward as development progresses.

One item of note: the application states that no local, state or federal permits are required for the proposed use. While this might be true for the sale of the property, there would almost certainly be permitting required from the Corps of Engineers for placing fill in the wetlands; and possibly some ADF&G permitting prior to development if the creek basin located within GL14 and GL21 has any fish runs.

Thanks,

Chris

From: Karl Hagerman <khagerman@petersburgak.gov>
Sent: Thursday, August 10, 2023 1:11 PM
To: Debra Thompson <dthompson@petersburgak.gov>; Liz Cabrera <lcabrera@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>
Subject: RE: Skylark Park LLC Land Purchase Application

Debbie,

Water, Wastewater and Power & Light have no need for the parcels being requested. I do have questions about the applicant's plan to extend the road and utilities and want to be sure that this is done per our standards so the improvements may be accepted by the Borough when complete, but overall I appreciate what they are trying to do with this plan and land purchase application.

Thanks,

Karl Hagerman
Utility Director
907-772-5421

From: Debra Thompson <dthompson@petersburgak.gov>
Sent: Wednesday, August 9, 2023 4:32 PM
To: Liz Cabrera <lcabrera@petersburgak.gov>; Karl Hagerman <khagerman@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>
Subject: Skylark Park LLC Land Purchase Application

Hi Liz, Karl & Chris,

Debra Thompson

From: Liz Cabrera
Sent: Tuesday, August 15, 2023 11:15 AM
To: Debra Thompson
Subject: RE: Skylark Park LLC Land Purchase Application

Debbie,

Community Development has no need for the parcels for a public purpose.

Thanks,
Liz

From: Chris Cotta <ccotta@petersburgak.gov>
Sent: Thursday, August 10, 2023 3:20 PM
To: Karl Hagerman <khagerman@petersburgak.gov>; Debra Thompson <dthompson@petersburgak.gov>; Liz Cabrera <lcabrera@petersburgak.gov>
Subject: RE: Skylark Park LLC Land Purchase Application

Debbie,

Public Works has no need for the parcels being requested. Along with Director Hagerman, we would like to see more details of the road and utility extensions and whether the intent is to construct these to Borough specifications. I also feel that this development would ultimately be a good thing for the Borough's housing situation. In addition we would obtain revenue from sale of the property and then tax and potential utilities revenues moving forward as development progresses.

One item of note: the application states that no local, state or federal permits are required for the proposed use. While this might be true for the sale of the property, there would almost certainly be permitting required from the Corps of Engineers for placing fill in the wetlands; and possibly some ADF&G permitting prior to development if the creek basin located within GL14 and GL21 has any fish runs.

Thanks,

Chris

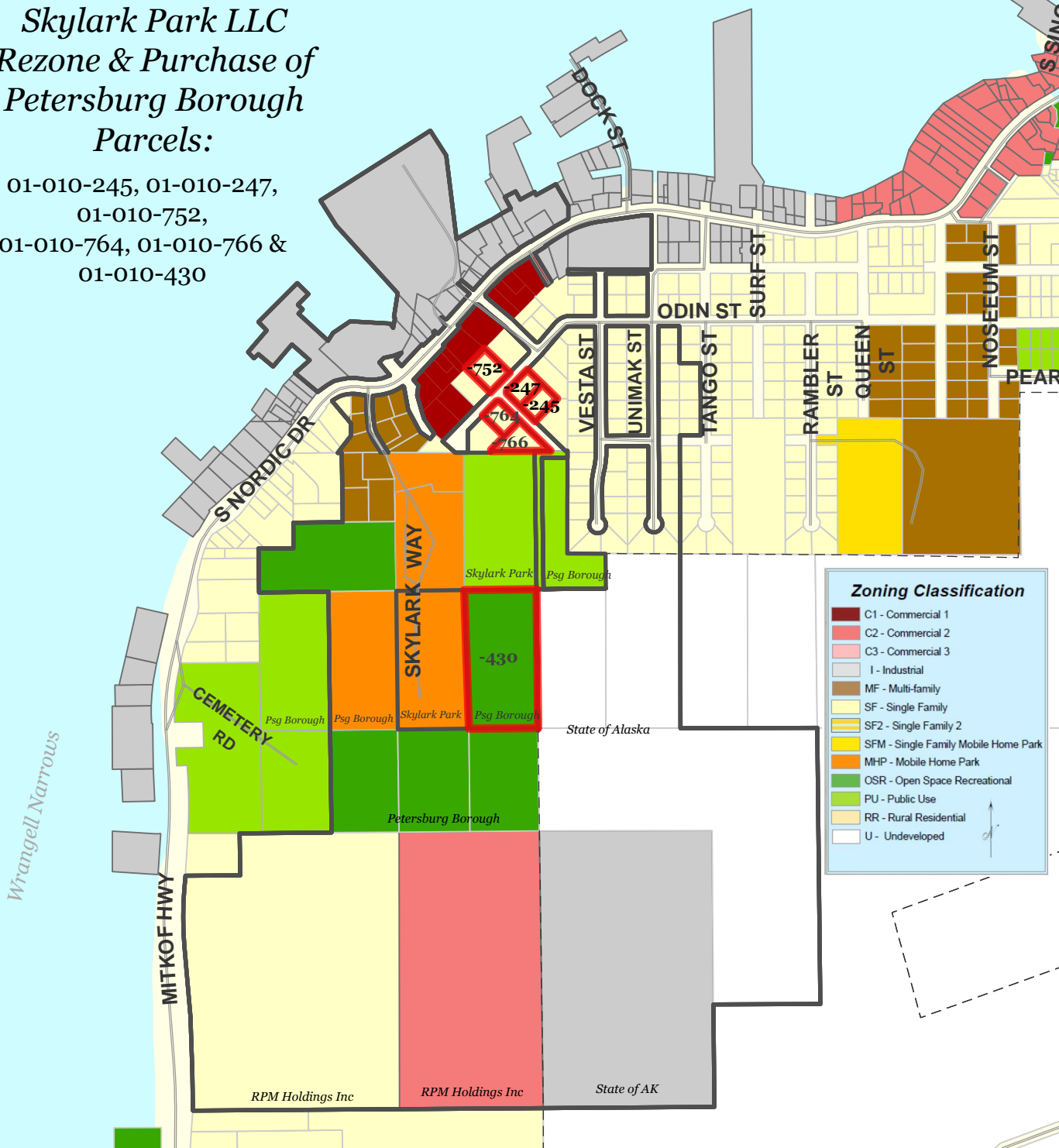
From: Karl Hagerman <khagerman@petersburgak.gov>
Sent: Thursday, August 10, 2023 1:11 PM
To: Debra Thompson <dthompson@petersburgak.gov>; Liz Cabrera <lcabrera@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>
Subject: RE: Skylark Park LLC Land Purchase Application

Debbie,

Water, Wastewater and Power & Light have no need for the parcels being requested. I do have questions about the applicant's plan to extend the road and utilities and want to be sure that this is done per our standards so the improvements may be accepted by the Borough when complete, but overall I appreciate what they are trying to do with this plan and land purchase application.

Skylark Park LLC Rezone & Purchase of Petersburg Borough Parcels:

01-010-245, 01-010-247,
01-010-752,
01-010-764, 01-010-766 &
01-010-430

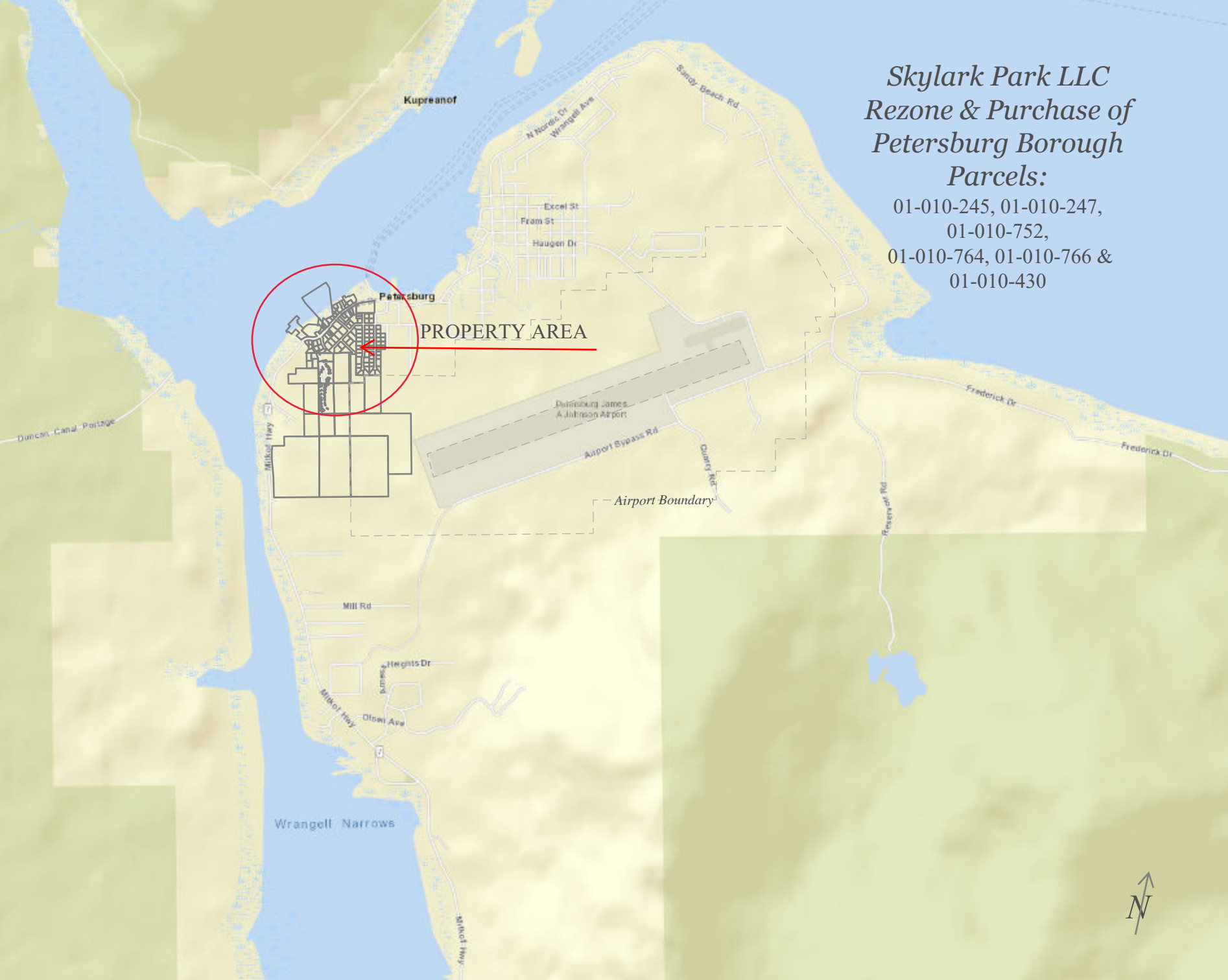


Zoning Classification

- 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

*Skylark Park LLC
Rezone & Purchase of
Petersburg Borough
Parcels:*

01-010-245, 01-010-247,
01-010-752,
01-010-764, 01-010-766 &
01-010-430



PROPERTY AREA





September 26, 2023

**LITSHEIM PETER LITSHEIM THERESA
PO BOX 856
PETERSBURG, AK 99833-0856**

NOTICE OF SCHEDULED PUBLIC HEARINGS

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

1. An initiation and recommendation to the Borough Assembly for a rezone of 5 lots from Single-Family Residential to Single-Family Mobile Home and 1 parcel from Open-Space Recreation to Single-Family Mobile Home located at 1104, 1105, and 1107 Odin St, Lots 3 and 5, Skylark II Subdivision, and Government Lot 21, Section 33, T58S, R79E (PID: 01-010-752, 01-010-247, 01-010-245, 01-010-764, 01-010-766, 01-010-430)
2. Recommendation to the Borough Assembly on a request from Skylark Park LLC to purchase borough-owned property at 1104, 1105, and 1107 Odin St, Lots 3 and 5, Skylark II Subdivision, and Government Lot 21, Section 33, T58S, R79E (PID: 01-010-752, 01-010-247, 01-010-245, 01-010-764, 01-010-766, 01-010-430)

The public hearing and consideration of the application will be held:	Tuesday, October 10th 2023, at 12:00 PM Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via ZOOM , please contact Anna Caulum at 907-772-5409.	

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

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

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

Sincerely,

Liz Cabrera, Community & Economic Development Department

Name1	Name2	Address1	City	State	Zip
CHRIST FRY		PO BOX 1440	PETERSBURG	AK	99833-1440
HEATHER O'NEIL		PO BOX 1083	PETERSBURG	AK	99833-1083
SALLY DWYER		PO BOX 1788	PETERSBURG	AK	99833-1788
JIM FLOYD		PO BOX 281	PETERSBURG	AK	99833-0281
JOHN JENSEN		PO BOX 681	PETERSBURG	AK	99833-0681
PHIL MEEKS		PO BOX 1514	PETERSBURG	AK	99833-1514
MARIETTA DAVIS		PO BOX 673	PETERSBURG	AK	99833-0673
SKYLARK PARK LLC		PO BOX 2070	PETERSBURG	AK	99833-2070
AGNER JESSE A	AGNER MARGARET H	PO BOX 565	PETERSBURG	AK	99833-0565
ALASKA STATE OF		550 W 7TH AVE STE 1050A	ANCHORAGE	AK	99501-3579
AMANECER ELIZABETH		PO BOX 215	PETERSBURG	AK	99833-0215
ANDERSON AMY E		PO BOX 2064	PETERSBURG	AK	99833-2064
ARMIN NORMAN	ARMIN MERRY	PO BOX 1876	PETERSBURG	AK	99833-1876
BERTAGNOLI JOE		PO BOX 481	PETERSBURG	AK	99833-0481
BOJORQUEZ-FELIX RICARDO		PO BOX 2011	PETERSBURG	AK	99833-2011
BRADFORD AARON	BRADFORD JANET	PO BOX 946	PETERSBURG	AK	99833-0946
BRAUN RICK G	BRAUN SUE A	PO BOX 211	PETERSBURG	AK	99833-0211
BURRELL SIGMUND BURRELL AMBRE	SKYLARK PARK LLC	PO BOX 2070	PETERSBURG	AK	99833-2070
CANGIALOSI SALVATORE A		PO BOX 1414	PETERSBURG	AK	99833-1414
CARNES SHANE	PHILLIPS DEANNA	PO BOX 1573	PETERSBURG	AK	99833-1573
CHITTENDEN TIMOTHY R		PO BOX 1774	PETERSBURG	AK	99833-1774
CISNEY JOE ALLEN	CISNEY JENNIFER MAE	PO BOX 349	PETERSBURG	AK	99833-0349
CLARK KEVIN J		PO BOX 1256	NOME	AK	99762-1256
COLLINS KEVIN	BRUSELL PRISCILLA	PO BOX 1856	PETERSBURG	AK	99833-1856
CONN JOSHUA H	CONN HEATHER	PO BOX 593	PETERSBURG	AK	99833-0593
CONNOR WILLIAM H JR		PO BOX 1124	PETERSBURG	AK	99833-1124
COTTA CARISSA R		PO BOX 615	PETERSBURG	AK	99833-0615
CUMMINGS ROBIN	CUMMINGS JOYCE	PO BOX 1754	PETERSBURG	AK	99833-1754
CURTIS DYLAN		PO BOX 2065	PETERSBURG	AK	99833-2065
DAVIS KELLY		PO BOX 311	PETERSBURG	AK	99833-0311
DIAMANTE GIFT SHOPPE INC		PO BOX 1029	PETERSBURG	AK	99833-1029
EGEN KADDY		PO BOX 1644	PETERSBURG	AK	99833-1644
ELLIS MARY ANNE		PO BOX 472	PETERSBURG	AK	99833-0472
ENGELL JAMES B	ENGELL JILL E	PO BOX 730	PETERSBURG	AK	99833-0730
ENRIQUEZ JORGE A	ENRIQUEZ MINDY J	PO BOX 1132	PETERSBURG	AK	99833-1132
FALTER TERRY	FALTER TERRI	PO BOX 1868	PETERSBURG	AK	99833-1868
FRANKLIN CLAYTON S		PO BOX 62	PETERSBURG	AK	99833-0062
FRANKLIN KYLE O	FRANKLIN VIKKI	PO BOX 62	PETERSBURG	AK	99833-0062
FRENTZ STEPHEN	FRENTZ MELANIE	PO BOX 66	PETERSBURG	AK	99833-0066
FRIEND REX	FRIEND CHERI	PO BOX 1225	PETERSBURG	AK	99833-1225
GARD TIMOTHY	GARD LISA	21700 WILDFLOWER DR	NEWBERG	OR	97132
GOOD INVESTMENTS LLC		PO BOX 818	PETERSBURG	AK	99833-0818
GRANBERG LOREEN		PO BOX 2002	PETERSBURG	AK	99833-2002
HALL KIMBERLY REBECCA		PO BOX 7	PETERSBURG	AK	99833-0007
HAMMER KACEY		PO BOX 97	PETERSBURG	AK	99833-0097
HANAHAN INDIGO L	HANAHAN WILLIAM R	PO BOX 106	PETERSBURG	AK	99833-0106
HASBROUCK MIKA JERE		PO BOX 1902	PETERSBURG	AK	99833-1902
HELMS DAVID	HELMS ALEXANDREA	PO BOX 2194	PETERSBURG	AK	99833-2194
HERMOSA HOLDINGS LLC		PO BOX 1393	PETERSBURG	AK	99833-1393
HESS COURTNEY N	HESS REX	PO BOX 1332	PETERSBURG	AK	99833-1332
HOLMGRAIN RANDAL E	HOLMGRAIN SARAH	PO BOX 1975	PETERSBURG	AK	99833-1975
JONES KENNETH JOHN LORGEN MARIE H		311 MATS VIEW RD	PORT LUDLOW	WA	98365
KANDOLL BRIAN	KANDOLL CAROL	PO BOX 1363	PETERSBURG	AK	99833-1363
KATASSE IRVING		PO BOX 894	PETERSBURG	AK	99833-0894
KLUDT-PAINTER JONATHAN T	KLUDT-PAINTER ERICA L	PO BOX 1972	PETERSBURG	AK	99833-1972
LENZ TORE		PO BOX 1073	PETERSBURG	AK	99833-1073
LITSHEIM PETER	LITSHEIM THERESA	PO BOX 856	PETERSBURG	AK	99833-0856
LOPEZ-MENDOZA JOEL		426 MAGPIE CT	KISSIMMEE	FL	34758-4444
LUHR JASON	LUHR STACY	PO BOX 1663	PETERSBURG	AK	99833-1663
LYNN CYNTHIA E		PO BOX 1758	PETERSBURG	AK	99833-1758
LYONS HEIDI PERSCHON LIV	ONEIL HEATHER	PO BOX 527	PETERSBURG	AK	99833-0527
LYONS JACK C	LYONS HEIDI	PO BOX 527	PETERSBURG	AK	99833-0527
M&K SCHWARTZ AK TRUST		PO BOX 434	PETERSBURG	AK	99833-0434

MAIN KEVIN		PO BOX 1704	PETERSBURG	AK	99833-1704
MARIFERN SAMANTHA		PO BOX 178	PETERSBURG	AK	99833-0178
MARSH KIRT	MARSH DONNA	PO BOX 1421	PETERSBURG	AK	99833-1421
MARTIN BROCK F	WEBB SUZANNE M	PO BOX 1398	PETERSBURG	AK	99833-1398
MARTIN MARIA F		PO BOX 646	PETERSBURG	AK	99833-0646
MATTINGLY DARBY	MATTINGLY NICHOLE	PO BOX 783	PETERSBURG	AK	99833-0783
MCCAY ASHON	MCCAY NATALIE	PO BOX 2001	PETERSBURG	AK	99833-2001
MORAN TONY		PO BOX 1191	PETERSBURG	AK	99833-1191
MORRILL DANIEL	MORRILL ELLEN	112 BLACK POWDER RD	FOLSOM	CA	95630
MORRIS CHRISTINA		709 95TH DR SE	LAKE STEVENS	WA	98258-3929
MOULTON WILLIAM T	MOULTON PATRICIA	PO BOX 456	PETERSBURG	AK	99833-0456
MURDOCK WILLIAM CHARLES	MURDOCK EILEEN ROSE	PO BOX 850	PETERSBURG	AK	99833-0850
NEIDIFFER JUSTIN		PO BOX 1763	PETERSBURG	AK	99833-1763
NEIDIFFER KIMBERLY		PO BOX 1913	PETERSBURG	AK	99833-1913
NELSON JOSEPH T	NELSON KAREN G	PO BOX 731	PETERSBURG	AK	99833-0731
NEWMAN LUCAS	NEWMAN TANGI	PO BOX 476	PETERSBURG	AK	99833-0476
NEWMAN SCOTT D	NEWMAN CYNTHIA	PO BOX 1348	PETERSBURG	AK	99833-1348
NEWPORT RACHEL M		PO BOX 1211	PETERSBURG	AK	99833-1211
NORHEIM LADD	NORHEIM BRENDA	PO BOX 935	PETERSBURG	AK	99833-0935
NUSSBAUMER DONA M	NUSSBAUMER ALVIN	PO BOX 994	PETERSBURG	AK	99833-0994
ONEIL DENNIS	ONEIL HEATHER	PO BOX 1083	PETERSBURG	AK	99833-1083
OREAR LARRY	OREAR KATHY	PO BOX 115	PETERSBURG	AK	99833-0115
O'SOUP DERRICK G	O'SOUP KELLY N	PO BOX 1994	PETERSBURG	AK	99833-1994
PARKER SAMMY	NEWTON LEEROY	PO BOX 1364	PETERSBURG	AK	99833-1364
PERRY DONALD E	PERRY LYNNE M	PO BOX 1566	PETERSBURG	AK	99833-1566
PERSCHON LIV M		PO BOX 128	PETERSBURG	AK	99833-0128
PETERSBURG BIBLE CHURCH		PO BOX 704	PETERSBURG	AK	99833-0704
PETERSEN KARI ANN		PO BOX 2044	PETERSBURG	AK	99833-2044
PETERSON RAYMOND G	PETERSON ELIZABETH K	PO BOX 1491	PETERSBURG	AK	99833-1491
PETRO 49 INC	HARBOR ENTERPRISES INC	PO BOX 389	SEWARD	AK	99664
PHILLIPS AARON L		PO BOX 624	PETERSBURG	AK	99833-0624
PHILLIPS JEANETTE		PO BOX 386	PETERSBURG	AK	99833-0386
PISTON AND RUDDER SERVICE INC		PO BOX 1308	PETERSBURG	AK	99833-1308
PLEW EVA R	SALOMONE PAUL	PO BOX 413	PETERSBURG	AK	99833-0413
POOLE JEFFREY		PO BOX 1715	PETERSBURG	AK	99833-1715
RADFORD GENESIS & MARTINEZ-MACIAS	ALBERTO GREGORIO	PO BOX 2062	PETERSBURG	AK	99833-2062
RENO SEAIRA	SCHONBERG FRANZ	PO BOX 1434	PETERSBURG	AK	99833-1434
RIBICH ELI	RIBICH GAIL	PO BOX 110	PETERSBURG	AK	99833-0110
ROBERTS MARK S	WHITE-ROBERTS LORI	PO BOX 246	PETERSBURG	AK	99833-0246
ROSVOLD ANDERS O		PO BOX 1993	PETERSBURG	AK	99833-1993
ROUNDTREE DEAN & ELENA	ROUNDTREE ARIEL M	PO BOX 454	PETERSBURG	AK	99833-0454
ROUNDTREE JESSE		PO BOX 34	PETERSBURG	AK	99833-0034
RPM HOLDINGS INC		PO BOX 918	PETERSBURG	AK	99833-0918
SAKAMOTO DIANNA	QUEZON ALVIN	PO BOX 1668	PETERSBURG	AK	99833-1668
SCHWARTZ JAMES	SCHWARTZ LESLIE	PO BOX 1506	PETERSBURG	AK	99833-1506
SKEEK GEORGE		PO BOX 334	PETERSBURG	AK	99833-0334
SLAVEN JACOB		PO BOX 973	PETERSBURG	AK	99833-0973
SLAVEN KILLIAN		PO BOX 582	PETERSBURG	AK	99833-0582
STUEBER NORIE	STUEBER GERALD M JR	PO BOX 102	PETERSBURG	AK	99833-0102
STROMDAHL JAMES	STROMDAHL MARY	PO BOX 1326	PETERSBURG	AK	99833-1326
TANGATAILOA STACIE		400 NE 153 ST	SHORELINE	WA	98155
THE MILL INC		PO BOX 790	PETERSBURG	AK	99833-0790
THOMASSEN SCOTT		PO BOX 152	PETERSBURG	AK	99833-0152
TIDWELL JARED		PO BOX 496	PETERSBURG	AK	99833-0496
TONKA SEAFOODS		PO BOX 1420	PETERSBURG	AK	99833-1420
TRIDENT SEAFOODS CORPORATION		5303 SHILSHOLE AVE NW	SEATTLE	WA	98107
TUCKER EMIL K	CHRISTENSEN CARIN L	PO BOX 1785	PETERSBURG	AK	99833-1785
VICK THERESA	VICK DAN	PO BOX 1271	PETERSBURG	AK	99833-1271
VOLK ROBERT D	VOLK ANNE	PO BOX 576	PETERSBURG	AK	99833-0576
WALLEN LISA J		PO BOX 1668	PETERSBURG	AK	99833-1668
WOOD GEORGE	WOOD SUSAN	PO BOX 902	PETERSBURG	AK	99833-0902
WORHATCH ERICA		PO BOX 986	PETERSBURG	AK	99833-0986
YOUNG ELROY L & ALICE H		PO BOX 2100	PETERSBURG	AK	99833-2100
REGULA RANDY R & REBECCA A		PO BOX 2100	PETERSBURG	AK	99833-2100
YUEN THAN		PO BOX 1113	PETERSBURG	AK	99833-1113