

Planning Commission Report

Action #	2026-605
Meeting Date:	6/9/2026
Applicant(s):	Brian Newman
Property Owner(s):	Petersburg Borough
Agent/Representative:	-
Property Address:	LAKE ST ROW
Legal Description:	Portion of Lake St ROW
Parcel ID	
Acreage/Lot Size	10,000 sf
Current Zoning	Single-family Residential
Comp Plan Designation:	
Request Type:	Use of platted right-of-way for access

A. EXECUTIVE SUMMARY

Applicant Request	Use 10,000 sf of borough-owned right-of-way
Commission Recommendation	Recommend Assembly approval of the SUP, contingent upon conveyance of 1205 Lake St. to the applicant. (Note: If the property is subsequently conveyed to another party, the new owner would be required to apply for a new special use permit.)
Key Issues	Applicant seeks access to 1205 Lake St, which he has applied to purchase.

B. PROJECT DESCRIPTION

Intended Use	Access to 1205 Lake St
Building/Development	-
Site Improvements	Intends to construct an access road.
Operations Plan	-
Timeline	-

C. Site Characteristics

Topography:	Muskeg
Existing Structures:	None
Legal Access:	Lake St
Utilities:	N/A
Flood Zone:	N/A

D. Zoning and Land Use

Planning Commission Report

Zoning District: Single-family Residential	Actual Land Use: Residential
District Purpose:	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 Area	Zoning District	Actual Land Use
North	Single-family Residential	Vacant
South	Single-family Residential	Residential
East	Single-family Residential	Vacant
West	Single-family Residential	Residential

E. Standards Analysis (PMC 19.76.050)

1. Impact on proposed site and surrounding properties, if any, of proposed activity:

Proposed activity is consistent with use of a right-of-way.

F. DEPARTMENT REVIEWS

Department	Comments
Public Works	No Comments
PMP&L	No Comments
Fire	No Comments

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

H. Findings and Proposed Motion

Finding 1: Application is consistent with intent of Special Use Permits.

Finding 2: Proposed use has no negative impact on proposed site.

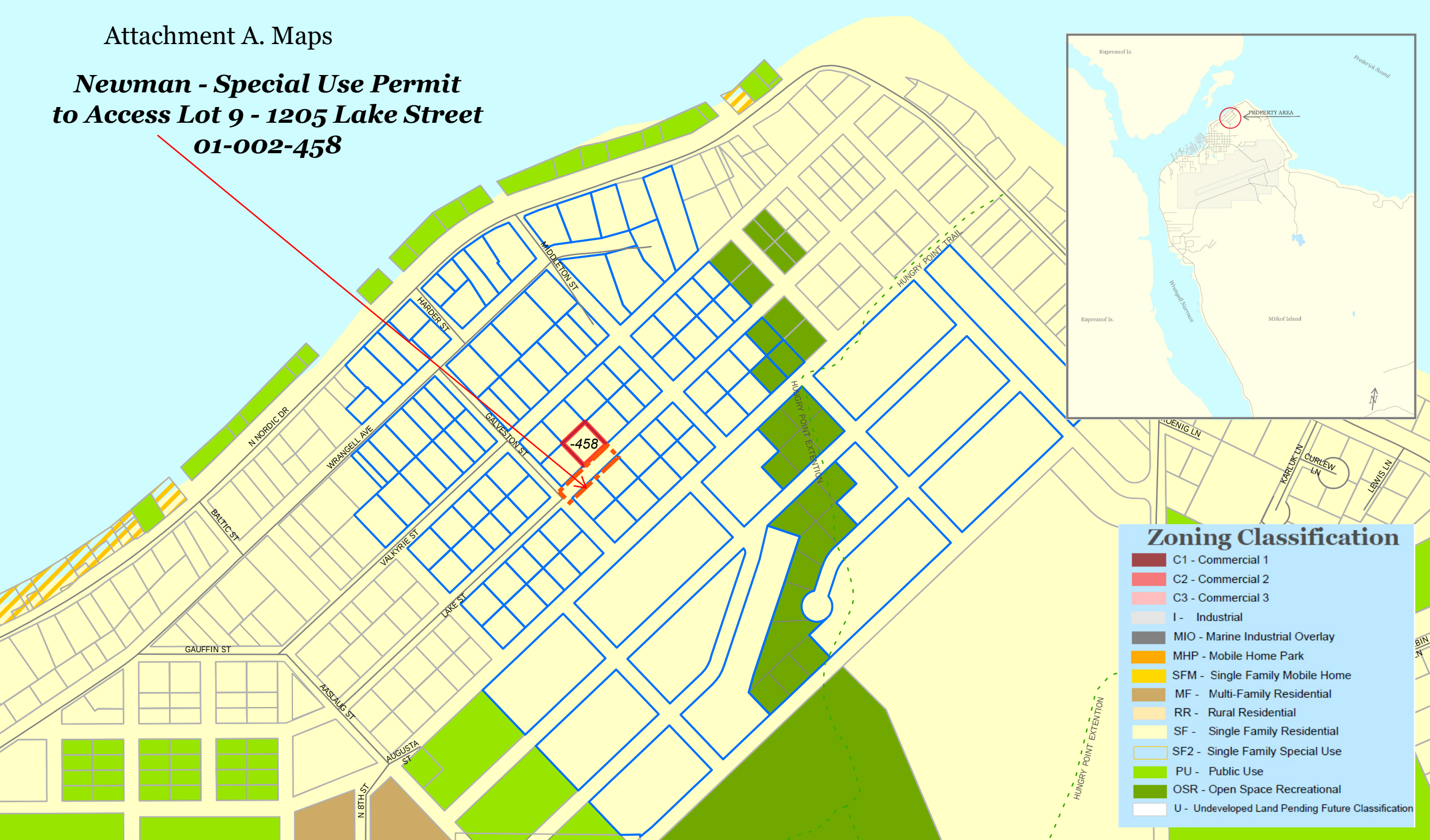
Finding 3: Proposed use is compatible with surrounding area and uses.

I. Attachments

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

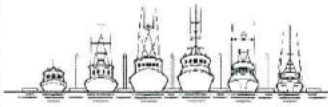
Attachment A. Maps

***Newman - Special Use Permit
to Access Lot 9 - 1205 Lake Street
01-002-458***



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 SPECIAL USE PERMIT APPLICATION		CODE TO: 110.000.404110
		BASE FEE: \$50.00
		PUBLIC NOTICE FEE: \$70.00
		TOTAL: \$120.00
DATE RECEIVED:	RECEIVED BY:	CHECK NO. or CC: <i>cc 5/14/2026</i>
APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME Brian Newman	NAME	
MAILING ADDRESS P.O. Box [REDACTED]	MAILING ADDRESS	
CITY/STATE/ZIP Petersburg, AK 99833	CITY/STATE/ZIP	
PHONE (907) [REDACTED]	PHONE	
EMAIL [REDACTED]	EMAIL	
PROPERTY INFORMATION		
PHYSICAL ADDRESS or LEGAL DESCRIPTION: Access to 1205 Lake street lot		
PARCEL ID:	ZONE:	OVERLAY:
CURRENT USE OF PROPERTY: unused/ undeveloped extension of Lake street	LOT SIZE:	
PROPOSED USE OF PROPERTY (IF DIFFERENT): Access to 1205 Lake street lot. Parcell ID: 01-0002-458		
WASTEWATER SYSTEM: Is there a wastewater system on the property? ☐ YES ☒ NO		
What is current or planned system? ☒ Municipal ☐ DEC-approved on-site system		
WATER SOURCE: ☒ Municipal ☐ Cistern/Roof Collection ☐ Well		
LEGAL ACCESS TO LOT(S) (Street Name): Lake street		
TYPE OF APPLICATION		
☒ Use of Borough Right-of-Way.		
☐ Other:		
SUBMITTALS:		
Please submit site plan of the area you will be developing/using and additional information as required below.		
SIGNATURE(S):		
I hereby affirm all of 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): <i>Brian A. Newman</i>	Date: <i>10/20/23</i>	
Owner(s):	Date:	
Owner(s):	Date:	

19.76 SPECIAL USE APPLICATION

(SUBMIT WITH SITE PLAN)

Applicant(s): Brian Adam Newmman

Address or PID: Extension of Lake street at the corner of Galveston and Lake street

Project Summary:

If I aquire 1205 Lake street Lot from the borough, then i would float a road in to access 1205 Lake off of the off the cornewr of Galveston and Lake street.

Conditions of approval as required in Petersburg Municipal Code 19.76.020:

(Note that all regulations and requirements of Title 19 must be satisfied in order to qualify for a special use permit.)

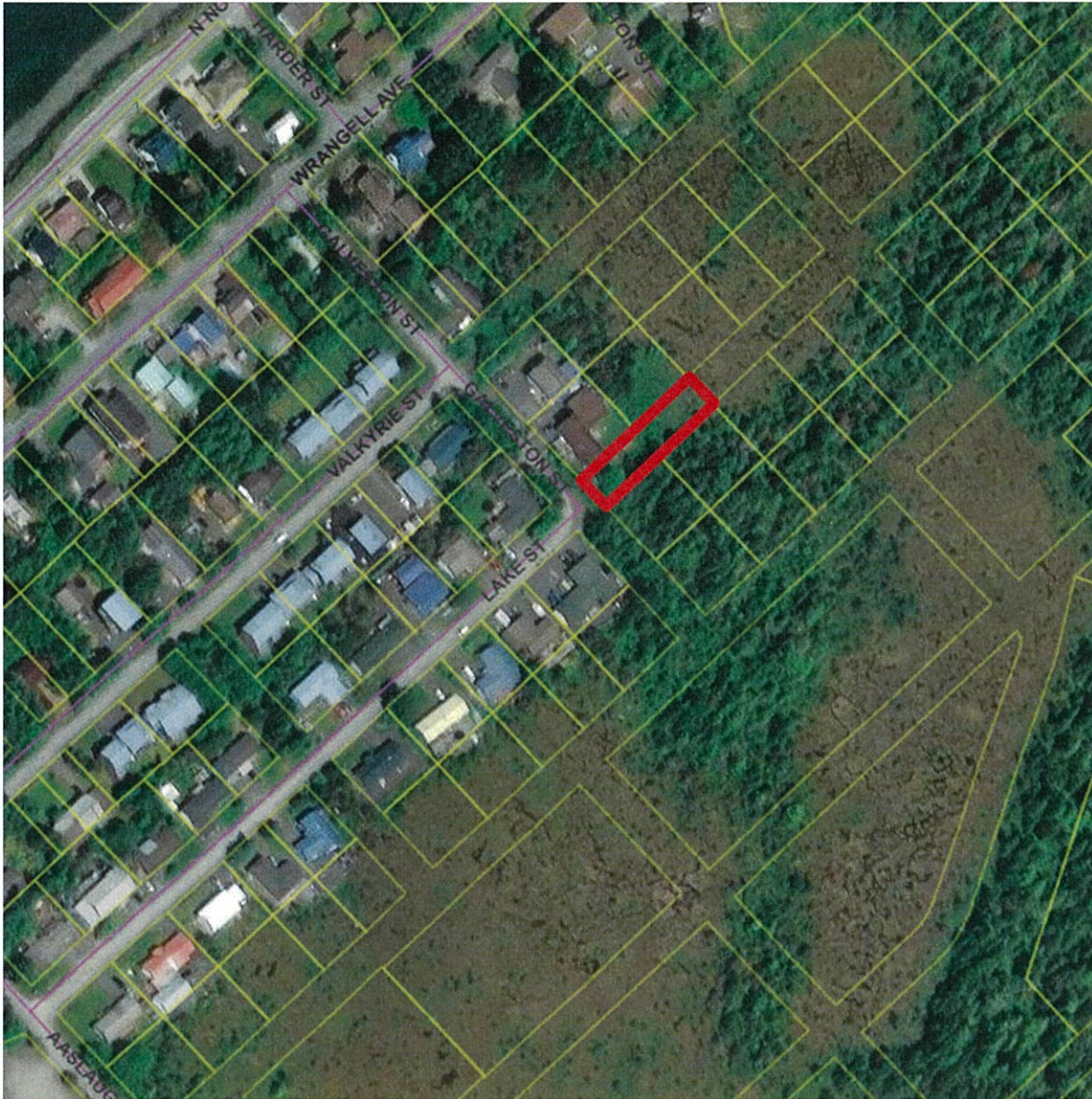
1. The Borough Assembly may issue the permit if the request, as approved by the Planning Commission, is found to be of beneficial nature to the community and that adjacent and surrounding property will not be adversely impacted.

There are instances when the private sector needs to use borough property for uses other than what the property was initially intended for. An example would be to use a platted, but undeveloped, right-of-way for private access to private property.

Explain how your application meets these conditions:

I would like to use a platted, undeveloped, right-of-way for private access to the private property.

Special Use Permit Application – Access to 1205 Lake Street Lot



Attachment C. Public Comment

From: [Dave Ohmer](#)
To: [Anna Caulum](#)
Subject: Brian Newman Special Use Permit
Date: Monday, May 25, 2026 11:56:52 AM

External Email! Use Caution

Hello Anna and Planning Commission Members,

I am writing to offer my support for Brian Newman's Borough Land Acquisition and Special Use Permit request, at 1205 Lake Street. This kind of development is great news for the Borough. An unneeded Borough lot will help Brian and his family improve their home and property while adding another taxable lot and new development to the Borough's collection list. This is a perfect win-win, and I hope more property owners will follow Brian's lead, and where possible, further pursue their property dreams. I hope that the Planning Commission and then the Assembly will fully support Brian in these requests.

Sincerely,

Dave Ohmer



May 22, 2026

PO BOX
PETERSBURG AK 99833-

NOTICE OF SCHEDULED PUBLIC HEARINGS

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

A recommendation to the Borough Assembly regarding an application from Brian Newman for a special use permit to fill a portion of the undeveloped Lake St right-of-way for access to 1205 Lake St.

The public hearing and consideration of the application will be held:	Tuesday, June 9, 2026, 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

Community & Economic Development

PO Box 329, Petersburg, AK 99833 – Phone (907)772-4042 Fax (907)772-3759

www.petersburgak.gov

Name1	Name2
CHRIS FRY	
HEATHER O'NEIL	
SARAH FINE-WALSH	
JIM FLOYD	
THOMAS KOWALSKE	
JOSHUA ADAMS	
MIKA CLINE	
NEWMAN BRIAN A	NEWMAN MARLENA
BENNETT LYLE E	BENNETT CAROL L
BIRCHELL CURTIS W	BIRCHELL KRISTI A
CARIELLO JAMES	
ESPOSITO GINA S	OLSON PAUL D
GELHAUS MARK	GELHAUS MARCELLA
GILLEN GEOFFREY	
GREINIER ANDREW C	
HOFSTAD KAREN J	KAREN HOFSTAD REVOCABLE TRUST
JENSEN MARK L	
KASTAMA SHARON	KASTAMA COREY
KETTEL HAROLD	BOULTON JANET
KRAVITZ MARY	KRAVITZ GARRETT
KUBO MASAHIRO	KUBO ELISE K
KVERNVIK JERALD A	KVERNVIK JANICE K
MAMOE EVENI	MAMOE SHARLAY N
MARTENS JENNY L	
MARTINSEN JAMES H	MARTINSEN DONNA
MARTINSEN JUDINE M	BISSET GEORGE J
MATHENY LARRY	MATHENY SHIRLEY
MCINTOSH MICHAEL R	MCINTOSH VICKI L
NELSON PATRICIA A	PATRICIA A NELSON REVOCABLE TRUST
NESS JEANETTE	
NILSEN MATT J	NILSEN VALAREE J
NILSEN ROBERT	NILSEN CARROL
NORDGREN OLE	NORDGREN KANDI
NORHEIM TAYLOR	
O'GARA DEBRA	
OHMER DAVE	
PHILLIPS JEB	
RANDRUP JOEL	RANDRUP KIM
RICE JEFFREY R	CABRERA ELIZABETH
RIEMER DAVID	RIEMER SALLY
SAMUELSON GAINHART	SAMUELSON AUDREY
SCHRAMMEK KAREN	
SIMBAHON KIMBERLEY A	
SIMBAHON TIARE R	
SMITH MARTHA N	
TAGABAN EDWARD J	TAGABAN JESSIELEA M
TAYLOR KATHRYN ALWYN	
THOMPSON THOMAS L	
US COAST GUARD	
WALLACE GEORGE	WALLACE CAROL
WARE RON	
WEAVER PAT ELAINE	
WELCH JERRY L	WELCH TERRY A
WESTRE BRUCE	WESTRE WENDY