

PLANNING COMMISSION REPORT

Action #	2026-604
Meeting Date:	6/9/2026
Applicant(s):	Brian Newman
Property Owner(s):	Petersburg Borough
Agent/Representative:	-
Property Address:	1205 LAKE ST
Legal Description:	Lot 9, Block 258, Northeast Subdivision
Parcel ID	01-002-458
Acreage/Lot Size	10,000 sf
Current Zoning	Single-family Residential
Comp Plan Designation:	
Request Type:	Sale of borough property

A. EXECUTIVE SUMMARY

Applicant Request	Purchase 10,000 sf of borough-owned property
Commission Recommendation	Recommend Assembly Approve Sale
Key Issues	Utilities are located approximately 100' away. They will need to be extended prior to development.

B. PROJECT DESCRIPTION

Intended Use	Shop or ADU
Building/Development	-
Site Improvements	-
Operations Plan	-
Timeline	-

C. Site Characteristics

Topography:	Muskeg
Existing Structures:	None
Legal Access:	Lake St
Utilities:	Located on Lake St; would need to be extended to parcel
Flood Zone:	N/A

D. Zoning and Land Use

Zoning District: Single-family Residential	Actual Land Use: Residential
District Purpose:	SFR provides a sound and attractive residential neighborhood.

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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. Lot Development Standards

	Standard	Conforms?
Minimum Lot Size	8,000 sf	Yes
Minimum Road Frontage	80 ft	Yes

F. Standards Analysis (PMC 16.12.050-16.12.080)

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

Subject property is zoned single-family residential.

2. 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 provided general plans but there are no specifics as to time when improvements will be completed.

G. DEPARTMENT REVIEWS

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

H. 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

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of the exterior boundary of the property that is the subject of the application. See Attachment D for notification list.

I. Findings

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 Lake St.

Findings 4: Utilities are located about 100' away on Lake St.

K. Attachments

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

Attachment A. Maps

Petersburg Borough Land Purchase
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
ALASKA
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:

Fee: \$

Date Rec'd:

Date: 05/04/2026

This is a request for land disposal via (circle one):
Lease Purchase Exchange Other

Parcel ID #(s) of Subject Property:

01-002-458

Proposed term of lease: _____
(total years)

Legal Description of Property:

Lot 9, Plat #69-53 Block 258
Section 27, T58S, R79E,
Survey USS 1252A

Current Zoning of Property:

Single-Family
Residential

Applicant Name:

Brian Adam Newman

Applicant Mailing Address:

P.O. Box [REDACTED]
Petersburg, AK 99833

Applicant Contact Info:
(phone and/or email)

[REDACTED]
[REDACTED]

1. Size of Area requested (identify the minimum area necessary in square feet): 10,000 ft²
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)

we are looking to put a dwelling and or
consolidate and put a shop/garage on the lot

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

Petersburg Borough Eveni Mamoe (201 Galveston)
Brian & Marlena Newman (us)
(205 Galveston)

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

____ Yes X No

If yes, please check one: (____ Lease X Permit)

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

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

Will request a special use permit to construct a driveway
for access to lot.

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

A. Name, address and place of incorporation: _____

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

Name and address of resident agent: _____

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

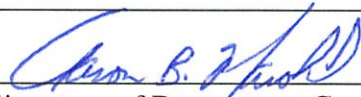
Born and raised in Petersburg, AK. We plan on raising our family here. We own the lot in front of the proposed lot to purchase.

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

Looking to expand without having borough utilities or infrastructure. Also adding rental or housing.

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: Public Works has no public use for this property

 PW DIRECTOR
Signature of Department Commenter

Department Comments: ComDev has no public use for the property.

Liz Cabrera
Signature of Department Commenter

Department Comments:

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.

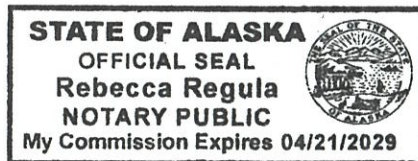
Please sign application in the presence of a Notary Public.

Brian A. Newman
Applicant/Applicant's Representative

Subscribed and sworn to by Brian Newman, who personally appeared
before me this 24th day of May, 2020.

Rebecca Regula
Notary Public

Notary Public in and for the State of Alaska. My Commission Expires: 4/21/2029



**Map of 1205 Lake Street
Lot 9, Plat #69-53 Block 258**



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 to purchase borough property at 1205 Lake St (PID: 01-002-458)

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