

# Planning Commission Report

Meeting Date: March 11, 2025

APPLICANT/AGENT:

Greg & Heidi Johnson

OWNER(S), IF DIFFERENT:

Petersburg Borough

LEGAL DESCRIPTION:

Lots 6-10, Block 255, Northeast  
Lots 2-5, Scenic View (unrecorded  
subdivision)

LOT AREA:

Lots 6-7 – 7,500 sf  
Lots 8-10 – 10,000 sf  
Lots 2-5 – 9,000 sf

LOCATION:

See attached map.

SURROUNDING ZONING:

Northeast Subdivision  
North: Single Family  
South: Public Use  
East: Public Use  
West: Single Family

ZONING:

Single Family Residential  
Public Use

PID:

01-002-558, 559, 560, 562, 564  
no PID's assigned to Lots 2-5

Scenic View Lots

North: Single-Family  
South: Public Use  
East: Public Use  
West: Single Family

APPLICATION SUBMISSION DATE:

January 9, 2025

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I. APPLICANT REQUEST: The applicant has requested purchase of 9 borough-owned lots.

II. APPLICABLE CODE:

16.12 ACQUISITION OR DISPOSAL OF BOROUGH PROPERTY

III. FINDINGS:

1. The subject property consists of a total of 9 lots: 5 lots of the Northeast Subdivision, and 4 parcels from the unrecorded Scenic View Subdivision.
2. The area is undeveloped, though there is a well-established residential neighborhood directly adjacent to the lots to the east on Lake St.
3. Subject properties are zoned single-family residential and public use.
4. Lots 6 and 7, Northeast Subdivision are substandard at only 7,500 sf. All other lots meet the minimum lot size for single-family residential district.
5. Public use district does allow for single-family development; however, the borough should rezone these properties to residential use for consistency.
6. The 4 "lots" located within the unrecorded Scenic View subdivision are not legal lots, meaning the subdivision was neither approved by the Platting Board nor recorded with the state as required by ordinance. These lots will likely need to be surveyed, and a new subdivision approved prior to sale.
7. Legal access is from Aaslaug St to the undeveloped but platted Augusta St right-of-way.

# Planning Commission Report

Meeting Date: March 11, 2025

8. Developer would need to construct a new road to borough standard construction specifications up Augusta St to each lot.
9. Utilities are located at the intersection of Aaslaug and Lake St.
10. Utilities would need to be extended and stubbed out to each lot. It is likely a lift station will be needed to connect to sewer service. Approval from Alaska DEC is required before construction and before the system can be connected to the municipal utilities.
11. Water and wastewater mains on Aaslaug and Lake are failing, and breaks are common occurrences. Lake St mains are floating and were not properly bedded during installation.
12. Replacement of the water and wastewater mains on Lake and lower Aaslaug to the Valkyrie intersection are on the Public Works capital project list and scheduled for replacement in 2028.
13. Utilities were replaced on Gauffin St to just past the Valkyrie St intersection in 2012.
14. Public Works Director does not believe the existing condition of the infrastructure should preclude development of Augusta St. The new development may increase momentum to make the necessary improvements in the area.
15. The applicant proposes to initiate construction in Spring of 2025 and complete it in Fall of 2025. This is an aggressive timeline considering the number of approvals and level of construction required.
16. Applicants proposes to develop properties for owner construction, build new homes, and/or construct rental properties. These are all allowable uses in single-family residential, noting that no more than two dwellings (i.e. a duplex or a house with ADU) are allowed per lot.

## IV. PUBLIC NOTICE

The borough provided public notice of the hearing. 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 purchase borough property.
- b. Criteria –

Per 16.12.050, no borough property in Service Area 1 may be disposed of unless it has been zoned by the borough. As noted in Section III, Findings, the subject property is zoned.

Per 16.12.080 (A), the 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.

## VI. ACTION

**Motion to** recommend to the borough assembly that Lots 6-10, Northeast Subdivision and Lots 2-5, unrecorded Scenic View Subdivision be approved for sale failed for lack of second.

# Planning Commission Report

Meeting Date: March 11, 2025

## **EXHIBITS**

- A. Staff Report
- B. Applicant materials
- C. Vicinity & Detail Maps
- D. Public Hearing Mailout
- E. Public Comments
- F. Meeting Minutes

## A. STAFF REPORT

# Planning Commission Staff Report & Finding of Fact

Meeting Date: March 11, 2025

APPLICANT/AGENT:

Greg & Heidi Johnson

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Petersburg Borough

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Lots 6-10, Block 255, Northeast  
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14. Public Works Director does not believe the existing condition of the infrastructure should preclude development of Augusta St. The new development may increase momentum to make the necessary improvements in the area.
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- a. The application is classified as a request to purchase borough property.
- b. Criteria –

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Per 16.12.080 (A), the 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.

## VI. ACTION

**Proposed motion:** I move to recommend to the borough assembly that Lots 6-10, Northeast Subdivision and Lots 2-5, unrecorded Scenic View Subdivision be approved for sale.

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

# Planning Commission Staff Report & Finding of Fact

Meeting Date: March 11, 2025

1. Properties are zoned as required by 16.12.080.
2. Lots currently zoned public use should be rezoned to single-family residential.
3. Lots within the unrecorded scenic view subdivision should be surveyed and a new subdivision approved and recorded.
4. Developer is encouraged to conduct a thorough due diligence of utility infrastructure at this location.

## **EXHIBITS**

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

B. Applicant



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: DKT

Fee: \$ 500

Date Rec'd:

1/9/2025

Originally filed 12/11/24

Date: Updated 1/10/2025

This is a request for land disposal via:

☐ Lease  
☒ Purchase

☐ Exchange  
☐ Other \_\_\_\_\_

(Describe)

Parcel ID #(s) of Subject Property:

Please see attached

Proposed term of lease: \_\_\_\_\_  
(total years)

Legal Description(s) of Property:

Please see attached

Current Zoning of Property:

Please see attached

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

- ☐ State of Federal Agency  
☐ Federally Recognized Tribe  
☐ Nonprofit Entity  
☐ Applying to Purchase for a Public Benefit Purpose per PMC 16.12.030

Applicant Name:

Greg & Heidi Johnson

Applicant Mailing Address:

2037 E. Terza Street  
Meridian, ID 83642

Applicant Contact Info:  
(telephone and email)

heidigreg@gmail.com  
(208) 989-9598 (Heidi)  
(208) 989-9505 (Greg)  
greg@westparkco.com

## Greg & Heidi Johnson Land Purchase Application

	Parcel ID	Legal Description	Current Zoning
1	01.002.558	Lot 6, Block 255, Northeast Subdivision, Plat #69-53, USS 1252A, Section 27, T58S, R79E	Single-Family Residential
2	01.002.559	Lot 7, Block 255, Northeast Subdivision, Plat #69-53, USS 1252A, Section 27, T58S, R79E	Single-Family Residential
3	01.002.560	Lot 8, Block 255, Northeast Subdivision, Plat #69-53, USS 1252A, Section 27, T58S, R79E	Single-Family Residential
4	01.002.562	Lot 9, Block 255, Northeast Subdivision, Plat #69-53, USS 1252A, Section 27, T58S, R79E	Single-Family Residential
5	01.002.564	Lot 10, Block 255, Northeast Subdivision, Plat #69-53, USS 1252A, Section 27, T58S, R79E	Single-Family Residential

Please note: As a property developer who will install water, sewer and electric utilities and build a road to access the properties, we request the above 5 lots be sold as a block rather than individually, especially if the sale is conducted by public auction. If the Assembly decides to auction the lots individually, we will no longer be interested and will not bid on the parcels.

6		Portion of Block 288 (Lot 2, as shown on the 1974 unrecorded plat of the Scenic View Addition Subdivision), USS 1168, Section 27, T58S, R79E	Public Use
7		Portion of Block 288 (Lot 3, as shown on the 1974 unrecorded plat of the Scenic View Addition Subdivision), USS 1168, Section 27, T58S, R79E	Public Use
8		Portion of Block 288 (Lot 4, as shown on the 1974 unrecorded plat of the Scenic View Addition Subdivision), USS 1168, Section 27, T58S, R79E	Public Use
9		Portion of Block 288 (Lot 5, as shown on the 1974 unrecorded plat of the Scenic View Addition Subdivision), USS 1168, Section 27, T58S, R79E	Public Use

The above 4 proposed lots show on an unrecorded plat completed in 1974 and would be directly across Augusta Street, which we will be building if this purchase request goes through and we are the high bidder of lots 6-10. It would make sense to develop these lots as well since the infrastructure will have already been extended to lots 6-10. We realize the lots will need to go through the subdivision process and most likely be rezoned.

We request that all 9 lots are offered for sale as a block and understand this will mean lots 1-5 will need to wait until lots 6-9 are ready for public sale.

Narrative on Use of Property: We plan to develop the lots and either sell the developed lots to people who want to complete their own home construction, build homes and sell the lot and home, build homes and rent them, or a combination of all three options.



Lots 6-10 = 45,015

1. Size of Area requested (identify the minimum area necessary in square feet): Lots 2-5 = 36,000 sq. ft.
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)

SINGLE FAMILY RESIDENTIAL HOME See Attached Narrative  
1800 - 7,000 4 FOOT WITH GARAGE.  
START DATE POTENTIALLY SPRING 2025  
COMPLETION FALL 2025  
~~APPROX COST OF CONSTRUCTION \$80K.~~  
Value to community; tax benefit to bounrough  
utilities will be extended to property.

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

<u>Lighthouse Assembly</u>	<u>Kathryn Emmenegger 1012 Lake</u>
<u>304 Aaslaug &amp; 1016 Lake</u>	<u>Lois and Charles Ressler</u>
<u>Petersburg Borough (leased to GCI)</u>	<u>1000 Lake Street</u>
<u>1000 Augusta</u>	<u>David &amp; Hillary Mazzella 1008 Lake</u>
	<u>Kelsey Lambe</u>
	<u>Trevor McKay 1004 Lake St.</u>

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)

Building permit for dwelling  
\_\_\_\_\_  
\_\_\_\_\_

7. If applicant is a corporation, provide the following information: *N/A*

A. Name, address and place of incorporation: \_\_\_\_\_

B. Is the corporation qualified to do business in Alaska?: *N/A* ☐ Yes ☐ No

Name and address of registered agent: \_\_\_\_\_

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

*New housing Quality Structure  
Tax benefit to borough*

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

*Adding a new home where existing infrastructure  
is nearby.  
Lots have been platted for this purpose.*

10. Prior to submitting this application, please verify with pertinent Borough Departments that the land requested for lease, purchase, exchange or other disposal 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: *THE POWER + LIGHT DEPT HAS NO PURPOSE  
FOR THESE LOTS.*

*Karl O. Hagg*

Signature of Department Commenter

Department Comments: *Public Works has no purpose for these  
lots. Closest access to water + sewer utilities is at  
the Lake / Aslaug intersection. Elevation of sewer at the  
intersection may indicate that a pump station will be needed  
in order to connect the proposed development to sewer service.*

*Chad Latta*

Signature of Department Commenter



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

A. Name, address and place of incorporation: \_\_\_\_\_  
\_\_\_\_\_

B. Is the corporation qualified to do business in Alaska?: N/A ☐ Yes ☐ No

Name and address of registered agent: \_\_\_\_\_  
\_\_\_\_\_

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

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Department Comments: THE POWER + LIGHT DEPT HAS NO PURPOSE  
FOR THESE LOTS.

Karl Chag

Signature of Department Commenter

Department Comments: Community Development has no need  
for the property.

LC

Signature of Department Commenter

Department Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature of Department Commenter

Department Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_


\_\_\_\_\_  
Signature of Department Commenter

**NOTICE TO APPLICANT(s):**

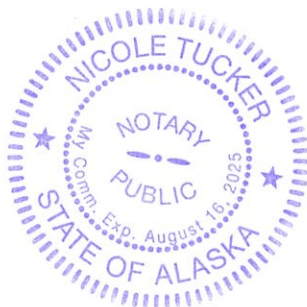
Application must be submitted to the Borough with a non-refundable filing fee of \$500. If the application moves forward, the applicant will be required to deposit with the Borough payment for other costs. See, PMC 16.12.030C(2)(a), 16.12.090, and 16.16.070A, as applicable.

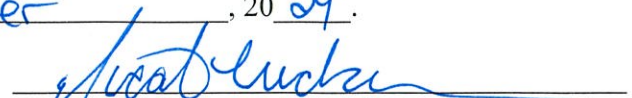
I hereby certify that I have received and reviewed a copy of Petersburg Municipal Code Chapters 16.12 and 16.16 (as they may pertain to my particular application) and understand the Code requirements. I further certify I am authorized to sign this application on behalf of the applicant.

Please sign application in the presence of a Notary Public.

  
\_\_\_\_\_  
Applicant/Applicant's Representative Signature  
GREG JOHNSON  
\_\_\_\_\_  
Printed Name

Subscribed and sworn to by Gregory Johnson, who personally appeared  
before me this 11<sup>th</sup> day of December, 2024.



  
\_\_\_\_\_  
Notary Public in and for the State of Alaska.  
My Commission Expires: 08/16/2025

January 7, 2025

Debra Thompson,

Per our conversation, I am modifying and requesting the sale of lots 10-6 (Northeast subdivision) starting at the corner of Augusta and Aaslaug streets be submitted as a block with potential buyer purchasing all or none.

Reasoning is as follows:

All lots will require water, sewer and power as well as a road being built. If all lots are not acquired it may not be affordable to build/put in the improvements. To further make this development feasible, I am requesting that lots 2-5 Scenic View (the ones that exist on an unrecorded plat) be included in the sale.

See attached map.

Thank you for your consideration,

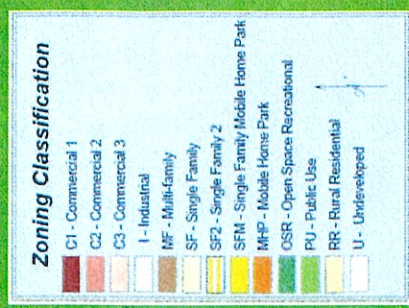


Greg Johnson

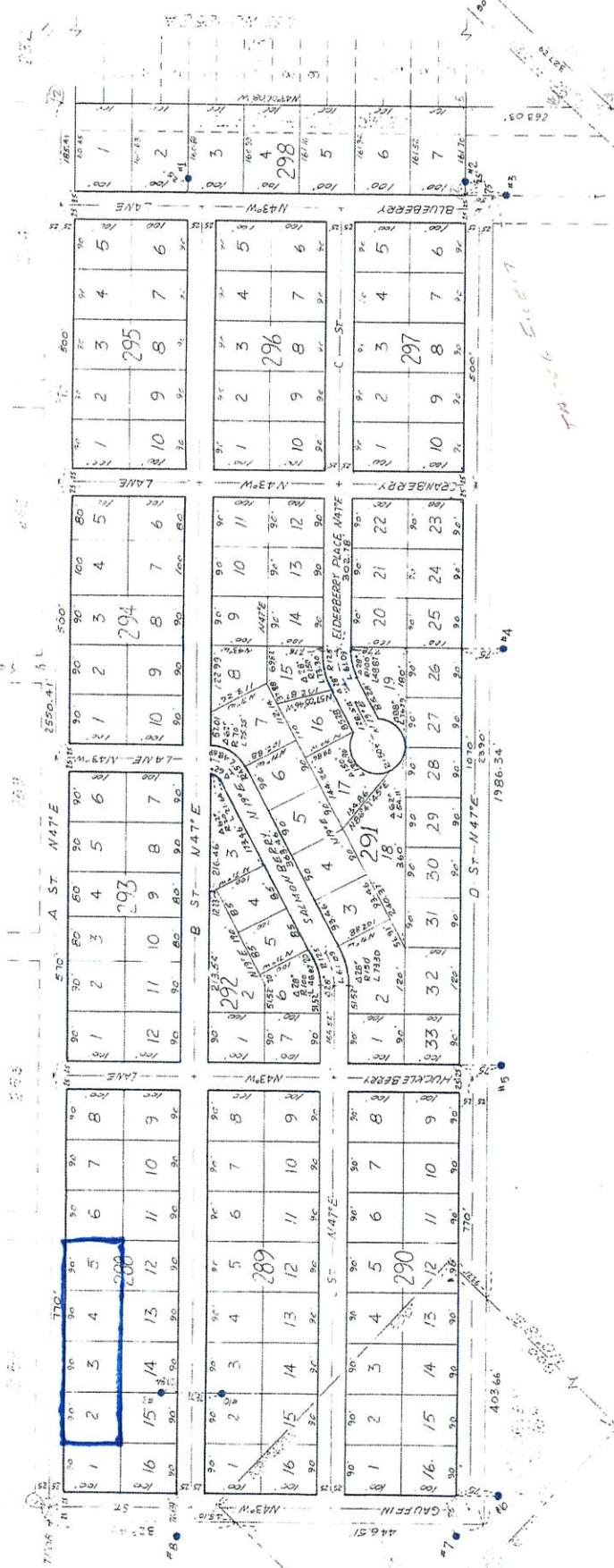










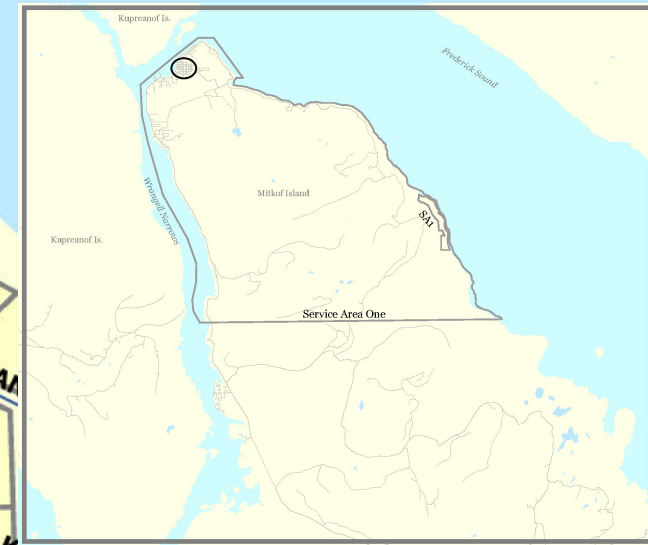
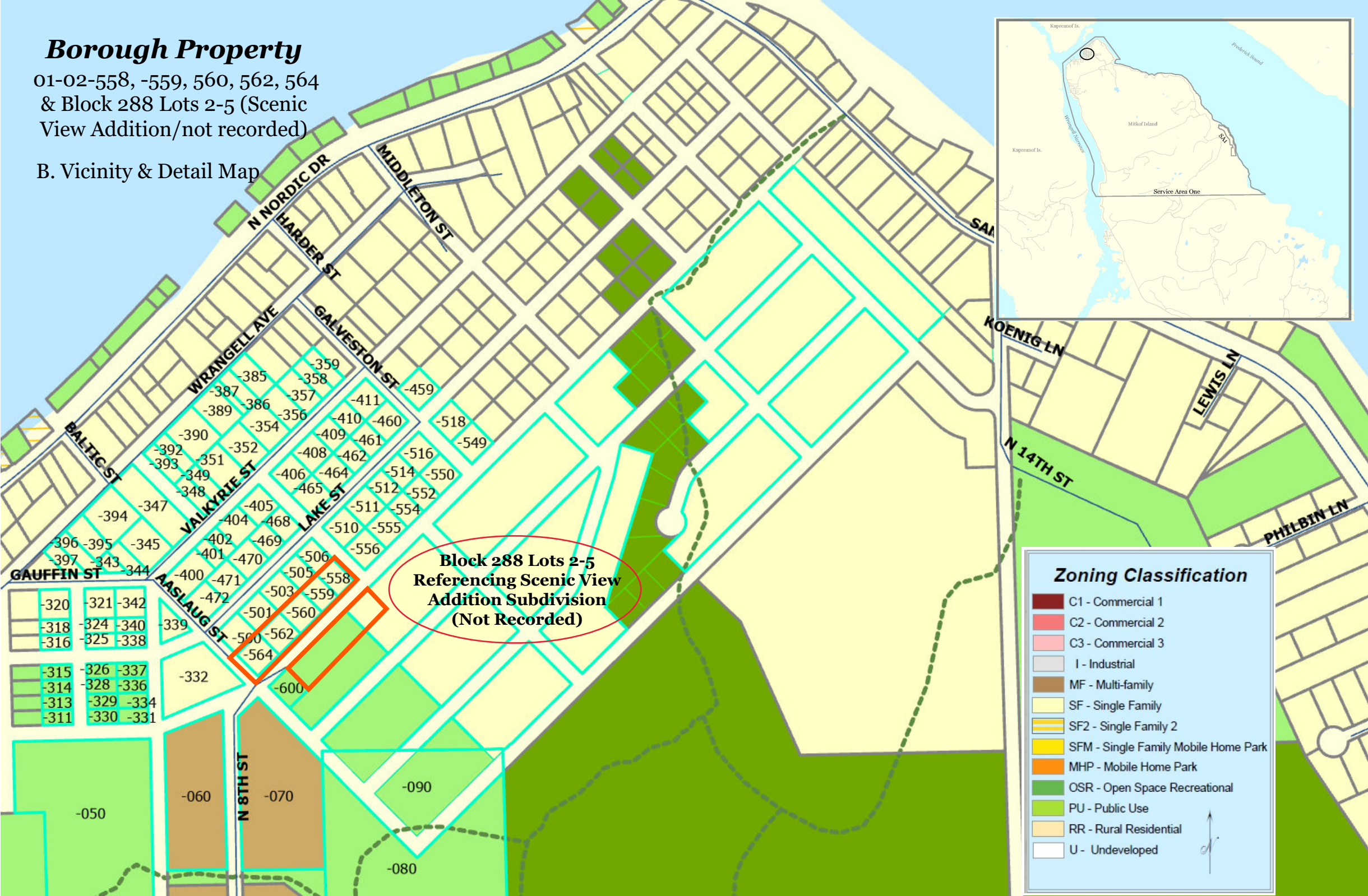




# Borough Property

01-02-558, -559, 560, 562, 564  
& Block 288 Lots 2-5 (Scenic  
View Addition/not recorded)

B. Vicinity & Detail Map





February 18, 2025

**LEONARD MICHAEL  
PO BOX 676  
PETERSBURG, AK 99833-0676**

### **NOTICE OF SCHEDULED PUBLIC HEARINGS**

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

**Recommendation to the Borough Assembly regarding an application from Greg & Heidi Johnson to purchase borough-owned property at 1001-1017 Augusta St and Lots 2-5, Block 288, Scenic View (unrecorded subdivision) (PID: 01-002-558, 559, 560, 562, 564, no PID's assigned to Lots 2-5).**

The public hearing and consideration of the application will be held:	<b>Tuesday, March 11<sup>th</sup>, 2025, at 12:00 PM</b> Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. 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.

<b>TO SUBMIT WRITTEN COMMENTS TO THE PLANNING COMMISSION</b>	
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



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
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
DONALD SPERL		PO BOX 1407	PETERSBURG	AK	99833-1407
GREG JOHNSON	HEIDI JOHNSON	2037 E TERZA STREET	MERIDIAN	ID	83642
ANDERSON PAUL	ANDERSON DARLENE	PO BOX 1454	PETERSBURG	AK	99833-1454
BELL DUANE E	BELL DIAN L	PO BOX 1301	PETERSBURG	AK	99833-1301
BENNETT LYLE E	BENNETT CAROL L	PO BOX 1547	PETERSBURG	AK	99833-1547
BERGMANN WILLIAM BERGMANN JOYCE A		PO BOX 130	PETERSBURG	AK	99833-0130
CORNELIUS DONALD A	CORNELIUS KAREN A	PO BOX 1727	PETERSBURG	AK	99833-1727
CORRAO CHELSEA		PO BOX 1812	PETERSBURG	AK	99833-1812
EMMENEGGER DENNIS G	EMMENEGGER KATHRYN E	PO BOX 730	PETERSBURG	AK	99833-0730
ESPOSITO GINA S	OLSON PAUL D	PO BOX 1909	PETERSBURG	AK	99833-1909
FREEMAN HARLAN F	FREEMAN SHARON A	PO BOX 207	PETERSBURG	AK	99833-0207
GCI COMMUNICATION CORPORATION LESSEE		2550 DENALI ST STE 1000	ANCHORAGE	AK	99503
GELHAUS MARK	GELHAUS MARCELLA	PO BOX 863	PETERSBURG	AK	99833-0863
GREINIER ANDREW C		16829 51ST AVE SE	BOTHELL	WA	98012
KETTEL HAROLD		PO BOX 1028	PETERSBURG	AK	99833-1028
KIVISTO KURT	KIVISTO SHARON	PO BOX 1036	PETERSBURG	AK	99833-1036
KOWALSKI GREGORY A		PO BOX 1208	PETERSBURG	AK	99833-1208
LAMBE KELSEY	MCCAY TREVOR	PO BOX 631	PETERSBURG	AK	99833-0631
LEONARD MICHAEL		PO BOX 676	PETERSBURG	AK	99833-0676
LIGHTHOUSE ASSEMBLY OF GOD		PO BOX 49	PETERSBURG	AK	99833-0049
MACPHEE DANIELLE		PO BOX 1892	PETERSBURG	AK	99833-1892
MAZZELLA DAVID A	MAZZELLA HILLARY G	PO BOX 650	PETERSBURG	AK	99833-0650
MIDKIFF EARL	MIDKIFF SHANNON	PO BOX 1728	PETERSBURG	AK	99833-1728
NESS JEANETTE		PO BOX 653	PETERSBURG	AK	99833-0653
OCHOA RAYMOND		PO BOX 2138	PETERSBURG	AK	99833-2138
O'GARA DEBRA		PO BOX 1232	PETERSBURG	AK	99833-1232
PETERSBURG LITTLE LEAGUE LESSEE		PO BOX 1577	PETERSBURG	AK	99833-1577
RANDRUP JOEL	RANDRUP KIM	PO BOX 1231	PETERSBURG	AK	99833-1231
RESSLER CHARLES	RESSLER LOIS V	PO BOX 1313	PETERSBURG	AK	99833-1313
RITTER WENDY		PO BOX 1046	PETERSBURG	AK	99833-1046
ROBINSON JEFFREY W		PO BOX 633	PETERSBURG	AK	99833-0633
RONNE BILL H	RONNE RITA J	PO BOX 1035	PETERSBURG	AK	99833-1035
SIMBAHON KIMBERLEY A		PO BOX 1538	PETERSBURG	AK	99833-1538
SIMBAHON TIARE R		PO BOX 1538	PETERSBURG	AK	99833-1538
TAGABAN EDWARD J		PO BOX 1492	PETERSBURG	AK	99833-1492
THORSEN STACEY A	THORSEN DEREK	PO BOX 784	PETERSBURG	AK	99833-0784
THYNES BRANDI R		PO BOX 1038	PETERSBURG	AK	99833-1038
THYNES CHARLES	THYNES STEPHANIE	PO BOX 1517	PETERSBURG	AK	99833-1517
US COAST GUARD		PO BOX 1290	PETERSBURG	AK	99833-1290
VAN ETTINGER PAUL C VAN ETTINGER CHRISTINE M		PO BOX 1503	PETERSBURG	AK	99833-1503
WELCH JERRY L	WELCH TERRY A	PO BOX 225	PETERSBURG	AK	99833-0225
WOOD KARSTEN F		PO BOX 2195	PETERSBURG	AK	99833-2195
YUEN KEN		PO BOX 1689	PETERSBURG	AK	99833-1689

## E. Public Comments

Rec'd 3/10/25

Hello. We are the Ressler family, Chuck and Ginger. We live at 1000 Lake Street, borough lot #500. We have lived here for 24 years and had greatly enjoyed our view into the muskeg behind our house which is borough lot #564. We cherish our privacy of not having a house located on the adjacent lot behind us. Since we have lived here, we have thought many times, if the lot ever was offered for sale, we would love to buy it. We obviously did not understand the borough's process for obtaining land; otherwise we would have filed an application to purchase lot #564 many years ago.

Now, Greg and Heidi Johnson, real estate developers from Utah, have filed an application to purchase several lots along Augusta Street to build houses or "who knows what" directly adjacent to and behind several of my Lake Street neighbor's homes including mine.

Our community and the Borough Assembly should be wary and protective of out-of-state buyers purchasing land and building homes in the backyards of long-time Petersburg residents. Out-of-state buyers will most definitely bring in out-of-state contractors and out-of-state building materials offering little benefit to the local community and businesses.

We feel the borough should offer local resident first right or refusal to purchase borough lots adjacent to their homes and properties. We, the Resslers, pledge to submit an application to purchase lot #564 as soon as possible if given the opportunity.

If the borough is set on selling land to the Johnsons, there are other land opportunities that may not be so intruding to the Lake Street residents. For instance, there are several scenic borough lots at the end of Valkyrie Street that already have power lines extending into flat muskeg land to the north. Hopefully the Johnsons are open to other locations for land purchases and development.

Thank you for your consideration,

The Ressler Family

Charles Ressler  
Ginger Ressler

**From:** [paul olson](#)  
**To:** [Anna Caulum](#)  
**Subject:** For the March 11th Planning Commission Meeting.  
**Date:** Sunday, March 9, 2025 2:30:03 PM

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**External Email! Use Caution**

Thanks for the opportunity to provide public comments.

My name is Paul Olson and me and my family of 4 reside at the house at 1104 Lake St. We have lived in this house for the last 16 years.  
Like a majority of residents of this area, we enjoy the existing character of our neighborhood.

This input is related to the proposal to sell and develop 9 lots on Augusta Street.  
The addition of a road and associated utilities makes me question these impacts. How will the excavation of the muskeg and installation of a road affect the foundations of the associated dwellings and how will the addition of water lines affect an already fragile system?  
The lack of consistency in our water system in our neighborhood has the Public Works crews frequenting this problematic area fairly consistently. 4 visits in the last 3 years. I won't go into greater detail of our water system as it is well-documented. Will the proposed development add additional stress to this system? It seems unclear.  
The 9 lots, which include the 4 lots that are being considered in the unrecorded Scenic View Subdivision, would impact the character of our neighborhood greatly.  
Please be thoughtful and considerate to the people that the potential development would impact.  
I am opposed to this proposal and I strongly recommend that the Commission deny it.

Thanks again for this opportunity.

Paul D. Olson

**From:** [Kelsey Lambe](#)  
**To:** [Anna Caulum](#)  
**Subject:** Letter regarding application submitted by Greg Johnson  
**Date:** Monday, March 10, 2025 10:23:10 AM

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**External Email! Use Caution**

Dear Borough Assembly Members,

I am writing to express my concerns regarding the proposed housing development behind my property. While I understand the need for growth and development in our community, I believe that the current plan may not be in the best interest of our neighborhood and its residents.

Specifically, I am concerned that the lots are being grouped together for development rather than sold as individual lots. Several families in the Lake Street area, including myself, are very interested in purchasing these lots as individual parcels. This would give all interested parties a fair chance to invest in property close to their homes, rather than having one developer acquire and build on all the lots, which may lead to a uniform development that doesn't reflect the needs and desires of our community.

Additionally, I would like to highlight the increased traffic and safety concerns that could arise from this development. Our neighborhood is family-oriented, with many children living here and any construction work would disrupt the flow of traffic on the already-busy roads, not to mention the potential damage to our streets. Moreover, we are concerned that the construction process will cause significant disruption and may lead to long-term inconvenience for current residents.

Another critical point I wish to raise is the potential for these new homes to become low-income housing. While we fully support affordable housing, we believe that such a development could change the character of our community, which is currently a family-friendly neighborhood. We are concerned that this type of housing could negatively impact the quality of life for existing residents.

Lastly, it has come to our attention that the builder for this project has previously completed housing developments in Petersburg. After reviewing some of the homes he has built, we found that they were not constructed to a high standard and have proven difficult to sell. This raises concerns about the quality of construction and the long-term sustainability of the proposed development.

In light of these concerns, I kindly request that the Borough Assembly reconsider the current development plan. I believe that selling the lots as individual parcels will provide greater opportunities for local families to invest in property and help preserve the character

of our neighborhood. It would also allow for a more thoughtful and considerate development process that takes into account the needs and desires of the neighborhood.

Thank you for your time and consideration. I hope you will take our concerns into account as you move forward with this project. Please feel free to reach out to me if you would like to discuss this matter further.

Sincerely,

Trevor McCay and Kelsey Lambe



## Petersburg Borough

12 South Nordic Drive  
Petersburg, AK 99833

### Meeting Minutes Planning Commission Regular Meeting

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Tuesday, March 11, 2025

12:00 PM

Assembly Chambers

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#### 1. Call to Order

The meeting was called to order at 12:20pm.

#### 2. Roll Call

##### PRESENT

Commission Chair Chris Fry  
Commission Vice-Chair Heather O'Neil  
Commissioner Jim Floyd  
Commissioner Phillip Meeks  
Commissioner Donald Sperl

##### ABSENT

Commissioner John Jensen  
Commissioner Marietta Davis

#### 3. Acceptance of Agenda

The agenda was accepted as presented.

#### 4. Approval of Minutes

##### A. February 11, 2025, Meeting Minutes

The February 11, 2025, meeting minutes were unanimously approved.

Motion made by Commissioner Floyd, Seconded by Commission Vice-Chair O'Neil.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd,  
Commissioner Meeks, Commissioner Sperl

#### 5. Public Comments

None

#### 6. Consent Calendar

None



## 7. Public Hearing Items

- A. Recommendation to the Borough Assembly regarding an application from David Mazzella to purchase borough-owned property at 1009 Augusta St (PID: 01-002-560).

Motion made by Commission Vice-Chair O'Neil to recommend to the borough assembly that Lot 8, Block 255, Plat 69-53 be approved for sale to the Mazzella's. Seconded by Commissioner Floyd.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd, Commissioner Meeks, Commissioner Sperl

- B. Recommendation to the Borough Assembly regarding an application from Greg & Heidi Johnson to purchase borough-owned property at 1001-1017 Augusta St and Lots 2-5, Block 288, Scenic View (unrecorded subdivision) (PID: 01-002-558, 559, 560, 562, 564, no PID's assigned to Lots 2-5).

Kelsey Lambe spoke on her own behalf; she lives on Lake Street and would like the opportunity to purchase the lot behind her house.

Joel Randrup spoke on his own behalf; he lives on Lake Street and would like to see the plans for the subdivision as well as the developers plans.

Chuck Ressler spoke on his own behalf; he lives on Lake Street and said he was unaware he could buy the property behind his house.

Motion made by Commissioner Floyd to recommend the Borough Assembly approve sale of the subject properties.

The motion failed for lack of second.

Commissioner Floyd spoke about the lots and lack of plan.

Commissioner Vice-Chair O'Neil spoke to say the request from the developer changed and their plan wasn't clear.

Commissioner Sperl mentioned on the back of the 2nd page there is more detail. This is what a lot of people want to see in Petersburg but there may be a better location.

Commissioner Meeks added the City could use a bigger tax base and he would like to see the property owners have a chance to purchase their lots.

## 8. Non-Agenda Items

- A. Commissioner Comments

None

- B. Staff Comments

Director Cabrera mentioned the next meeting will be April 8, 2025.

C. Next Meeting is April 8, 2025, at 12:00pm.

## **9. Adjournment**

The meeting adjourned at 12:35pm.

Motion made by Commissioner Floyd, Seconded by Commissioner Meeks.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd, Commissioner Meeks, Commissioner Sperl