

# Planning Commission Report

Meeting Date: March 11, 2025

APPLICANT/AGENT:

David Mazzella

OWNER(S), IF DIFFERENT:

Petersburg Borough

LEGAL DESCRIPTION:

LOT 8, BLK 255, PLAT 69-53

LOT AREA:

10,000 SQ FT

LOCATION:

1009 Augusta St

SURROUNDING ZONING:

North: Single Family Residential

South: Public Use

East: Single Family Residential

West: Single Family Residential

ZONING:

Single Family Residential

PID:

01-002-560

APPLICATION SUBMISSION DATE:

12/20/2024

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I. APPLICANT REQUEST: The applicant has requested to purchase borough-owned property at 1009 August St.

II. APPLICABLE CODE:

16.12 ACQUISITION OR DISPOSAL OF BOROUGH PROPERTY

III. FINDINGS:

1. Subject property is subdivided and zoned single-family residential. The property has platted legal access.
2. The surrounding area is partially developed with a well-established residential neighborhood, the remaining area is undeveloped.
3. There are no municipal utilities or road access to the subject property.
4. The applicant seeks to access the property through his existing lot on Lake St rather than construct a new road and similarly extend utilities from his existing service.
5. The applicant's proposal to expand the existing dwelling and construct additional storage is consistent with the zoning. Although, the subject property will have to be consolidated with the original lot prior to construction.
6. The applicant states expansion, and new construction would be completed in 5 years.

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.

# Planning Commission Report

Meeting Date: March 11, 2025

## 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

**The Planning Commission** recommends to the borough assembly that Lot 8, Block 255, Plat 69-53 be approved for sale to the Mazella's.

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

1. The subject property is subdivided into a legal lot, has platted legal access, and is zoned as required by 16.12.080.
2. The proposed development plans are consistent with single-family residential zoning once the subject property is consolidated with the applicant's Lake St lot.

## EXHIBITS

- A. Applicant materials
- B. Vicinity & Detail Maps
- C. Public Hearing Mailout
- D. Public Comment
- E. Meeting Minutes



**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: Alaska

Fee: \$ 500

Date Rec'd:

12/20/24

Date: 12/13/24

This is a request for land disposal via:

☐ Lease

☒ Purchase

☐ Exchange

☐ Other

(Describe)

Parcel ID #(s) of Subject Property:

01002560  
1009 AUGUSTA ST

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

Legal Description(s) of Property:

VACANT LAND  
LOT 8 NORTHEAST SUBDIVISION  
BLOCK 255 SECTION 27

Current Zoning of Property:

SINGLE-FAMILY  
RESIDENTIAL

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:

DAVID MAZZELLA

Applicant Mailing Address:

P.O. BOX 650

PETERSBURG, AK 99833

Applicant Contact Info:  
(telephone and email)

907 650 7296

DMAZZELLA14@GMAIL.COM

1. Size of Area requested (identify the minimum area necessary in square feet): 10,004
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)
- THE LAND WOULD BE USED TO EXPAND OUR CURRENT HOUSE AND BUILD ANOTHER STORAGE STRUCTURE WITH THE ADDITIONAL SPACE AND DEVELOP THE REMAINING LAND INTO DRIVEABLE/USEABLE SPACE. HOUSE RENOVATION AND NEW STRUCTURE TO BE COMPLETED IN THE NEXT 5 YEARS AND ADD AN ESTIMATED \$250,000 IN VALUE TO THE ENTIRE PROPERTY. BUILDING MATERIALS WOULD BE TRADITIONAL FOR STICK FRAME CONSTRUCTION, LUMBER, INSULATION, ROOFING MATERIALS ETC.
4. Name and address of all adjacent land owners or lessees, including upland owner(s) if applicable: (attach additional sheet if necessary)

TREVOR McKay  
KATHRYN EMMENEGGER

1004 LAKE ST  
1012 LAKE ST

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)

N/A Building permits



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

A. Name, address and place of incorporation: N/A

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

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

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

AS THE UTILITY INFRASTRUCTURE STANDS THE REQUESTED PARCEL OF VACANT LAND WOULD ONLY BENEFIT THE ADJACENT LOTS AND THEREFORE SHOULD BE GRANTED THE FIRST OPPORTUNITY TO PURCHASE SAID LOTS.

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

THE BOROUGH HAS RECENTLY OPTED TO SELL PARCELS TO INDIVIDUALS AT OR BELOW ASSESSED VALUE IN DIRECT SALES. ~~THE~~ THE SALE OF PARCELS TO YOUNG, WORKING, TAXPAYERS WOULD BE OF ECONOMIC VALUE TO THE BOROUGH IN ADDITION TO THE ORIGINAL PURCHASE PRICE OF VACANT LAND

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 Harbor Dept has no need for this property.

Colleen M. Livo 12/13/24  
Signature of Department Commenter

Department Comments: Public Works does not need this property. Closest utilities (water + sewer) are at the Lake/Akus lang intersection. If sewer service is extended from this point to subject property it may require a pump station.

Ch. Latta  
Signature of Department Commenter

Department Comments: PMPL HAS NO PUBLIC PURPOSE FOR THIS LOT.

Karl Hagg

Signature of Department Commenter

WAS UNABLE TO CONNECT WITH LIZ  
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.

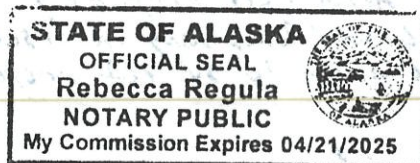
David Mazzella

Applicant/Applicant's Representative Signature

DAVID MAZZELLA

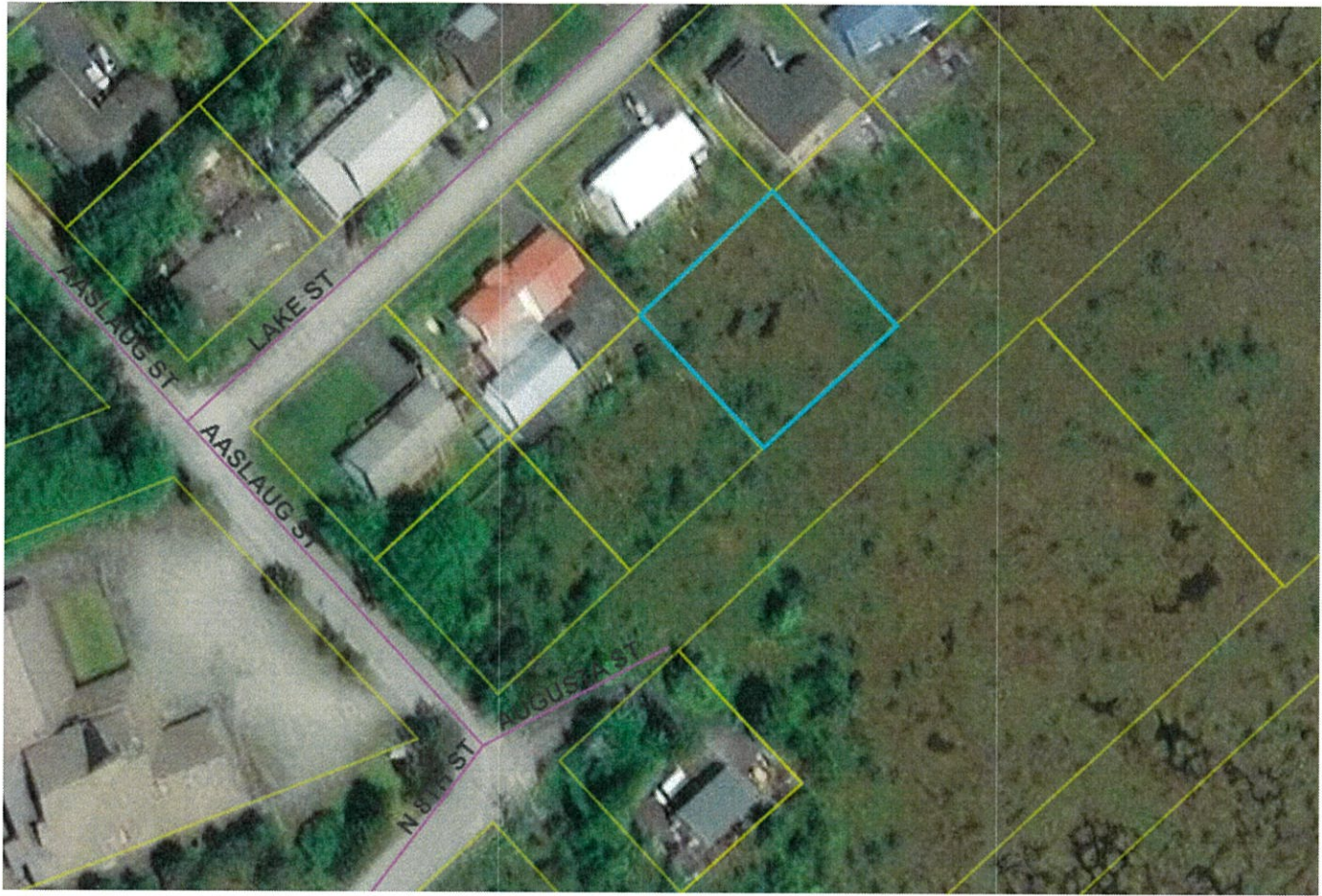
Printed Name

Subscribed and sworn to by David Mazzella, who personally appeared  
before me this 13<sup>th</sup> day of December, 2024



Rebecca Regula  
Notary Public in and for the State of Alaska.  
My Commission Expires: 4-21-2025





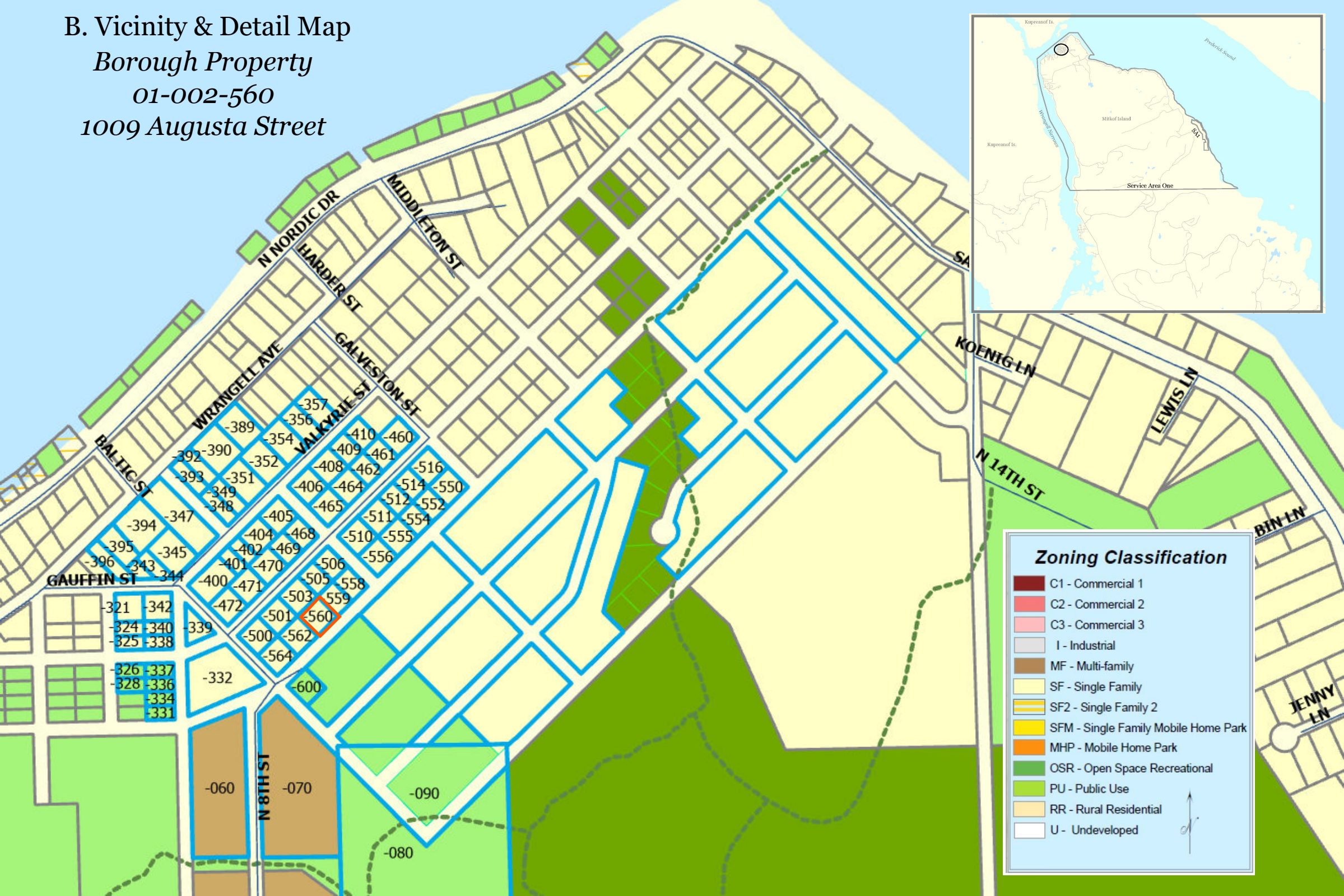


## B. Vicinity & Detail Map

*Borough Property*

01-002-560

*1009 Augusta Street*







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 David Mazzella to purchase borough-owned property at 1009 Augusta St (PID: 01-002-560).**

|   |   |
|---|---|
| The public hearing and consideration of the application will be held:   | <b>Tuesday, March 11<sup>th</sup>, 2025, 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.

| <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

**Community & Economic Development**

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

[www.petersburgak.gov](http://www.petersburgak.gov)

| 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 |
| MAZZELLA DAVID A                         | MAZZELLA HILLARY G   | PO BOX 650              | PETERSBURG | AK    | 99833-0650 |
| 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            |                      | 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 |
| 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 VAN ETTINGER CHRISTINE |                      | 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 |



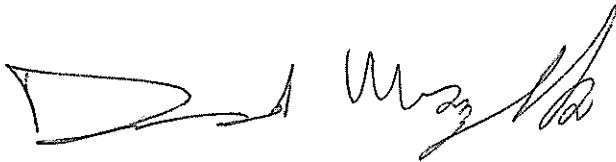
#### D. PUBLIC COMMENT

To whom it may concern,

Hi, my name is David Mazzella and I represent myself, my wife Hillary and our two young children regarding the land disposal applications for the 1000 block of Augusta street here in Petersburg. As long-time residents of Petersburg my wife and I decided this is where we wanted to raise our family but found ourselves struggling to purchase a home here in a very tight and competitive market. After years of looking and bidding on homes we could afford we were finally able to make a purchase on our current home before it hit the market. We were so fortunate to land on lake street, right next to my childhood best friend who has children the same age as ours. We were welcomed with open arms by the rest of our amazing neighbors as well and have meshed into a tight-knit little community where everyone knows and helps each other. We labored tirelessly to turn this dated little house into an updated, efficient and charming home where we plan to watch our kids grow and flourish. We have submitted an application to purchase the borough owned parcel directly behind our home with plans to expand our house as well as developing the remaining land into a safe, enjoyable space for our whole family and our friends to enjoy. In addition, we plan to build another storage structure/shop with a dwelling that would allow for longer term visits from our family and friends. As well as adding economic value and tax revenue to the borough, allowing us to purchase this land will protect the integrity and identity of our beloved neighborhood. We would be extremely grateful for the planning commissions recommendation to offer us first right or refusal on this directly adjacent property. In addition, we would love if our neighbors who have borough owned land directly adjacent were offered the same opportunity. The last thing we want to see is an out of state, out of touch developer bring in out of state contractors with materials purchased outside of this community to build unaffordable rentals directly in our back yard. We thank you for your time and consideration on this matter and trust you will put our hard working community members first.

Thank you,

The Mazzella Family

A handwritten signature in black ink, appearing to read 'David Mazzella', written in a cursive style.

2/28/25



## 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