

PLANNING COMMISSION STAFF REPORT

Govt. Lots 26 and 27, Township 58 South, Range 79 East, Section 33,

Action #	2026-602
Meeting Date:	July 14, 2026
Applicant(s):	Petersburg Borough
Property Owner(s):	Petersburg Borough
Agent/Representative:	—
Property Address:	No address assigned; legal description below
Legal Description:	Govt. Lots 26 and 27, Township 58 South, Range 79 East, Section 33, Copper River Meridian
Parcel ID	01-028-100 / 01-028-150
Acreage/Lot Size	3.7 acres / 3.7 acres (approx. 7.4 acres combined)
Current Zoning	OS (Open Space)
Comp Plan Designation:	Open Space - Recreation
Request Type:	Zoning Map Amendment

EXECUTIVE SUMMARY

Applicant Request:

The Petersburg Borough requests a zoning map amendment to rezone the subject property from OS (Open Space) to Single Family Mobile Home. The Borough has received an application to purchase the property for residential development, and the Planning Commission has recommended approval of that sale to the Borough Assembly. Because Borough code requires Borough-owned property to be zoned prior to lease or sale, and because the intended use of the property is residential development, a residential zoning designation is needed to allow the sale and subsequent development to proceed.

Staff Recommendation:

Recommend Approval with conditions

Key Issues:

The rezone is necessary to bring the property into conformance with its intended residential use following the Borough's approval of a sale of the property. No conditional uses, unusual site constraints, or department objections have been identified.

PROJECT DESCRIPTION

Intended Use	Residential development
Building/Development	Extension of planned subdivision.
Site Improvements	None proposed at this time
Operations Plan	n/a
Timeline	None proposed
Size	3.7 acres per parcel (2 parcels; approx. 7.4 acres combined)
Topography	Muskeg/Wetlands
Existing Structures	None (current use: vacant)
Legal Access	33' foot ROW (ADL)

Utilities	Municipal water, wastewater, and power would need to be extended to the site.
Constraints	None.

ZONING AND LAND USE ANALYSIS

Zone	Single-family Mobile Home
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Intent

SFMH provides a sound and attractive residential neighborhood for single-family mobile homes on standard residential-size building lots.

Principal Uses

Uses outlined in Section 19.28.20 for SFMH include, but are not limited to, single family, two-family, and mobile homes.

Conditional Uses

Conditional uses outlined in Section 19.28.040 for MF include, but are not limited to, home occupation, schools, church.

Surrounding Zoning / Actual Land Use

	Zoning	Actual Land Use
North	Mobile Home Park/Single-family Mobile Home	Mobile Home Park/Vacant
South	Unzoned	ADOT Airport property
East	Unzoned	ADOT Airport property
West	Open Space Recreation	Vacant

STANDARDS ANALYSIS (PMC 19.84)

Impact on proposed site and surrounding properties, if any, of proposed activity: The rezone itself is a classification change and does not authorize construction. Future residential development will be reviewed for compliance with applicable building, access, and utility standards at the time of permitting. No adverse impacts on surrounding properties are anticipated as a result of the rezone.

1. Findings as to need and justification for the proposed change

The Borough has received an application to purchase the subject property for residential development, and the Planning Commission has recommended approval of that sale to the Borough Assembly. Borough code requires Borough-owned property to be zoned prior to lease or sale. The property is currently not zoned for residential use (OS - Open Space), and a Residential designation is necessary to allow the property to be sold and developed consistent with its intended use.

2. Findings as to impact on the Comprehensive Plan (2016)

“...expand the range, affordability and quality of housing in the community while maintaining attractive, livable residential neighborhoods.” The plan specifies a goal to increase the “availability of affordable, quality housing, particularly “starter homes” and rentals, while avoiding overdeveloping housing for a stable or declining population

PUBLIC NOTICE

The Borough will provide public notice consistent with PMC 19.84.040. Notice will be mailed by first class mail to the owner of record of property within six hundred (600) feet of the exterior boundary of the property that is the subject of the application.

FINDINGS AND CONDITIONS OF APPROVAL

Findings of Fact

Finding 1: The Borough intends to sell the subject property, Parcels 01-028-100 and 01-028-150, for residential development.

Finding 2: The Borough has received an application to purchase the property, and the Planning Commission has recommended approval of the sale to the Borough Assembly.

Finding 3: Borough code requires Borough-owned property to be zoned prior to lease or sale.

Finding 4: The location and proposed use of the parcels is consistent with a Residential zoning designation.

Proposed Motion

I move to recommend to the Borough Assembly that the application to rezone Govt. Lots 26 and 27, T58S, R79E, Section 33, CRM (Parcels 01-028-100 and 01-028-150) from OS (Open Space) to Single Family Mobile Home be approved with recommended conditions of approval.

Recommended Conditions of Approval

Condition 1: Rezone is contingent on sale of the property.

Condition 2: the principal permitted uses on Lot GL 26 and 27 are restricted to 1) one-family and two-family dwellings (as defined in PMC 19.04.210, and 19.04.240; and 2) newly constructed manufactured homes. Mobile homes that do not meet the definition of Manufactured Homes, as set out here, are a prohibited use.

The definition of ‘Newly Constructed Manufactured Homes’ for purposes of this rezoning is as follows: “Newly Constructed Manufactured homes” are transportable, factory-built dwelling units constructed by the manufacturer no more than 2 years prior to placement of the home onto the rezoned parcel, 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.

ALTERNATIVES

The Planning Commission has the following options:

1. Recommend approval of the application as submitted
2. Recommend approval of the application with staff-recommended conditions
3. Recommend approval of the application with modified conditions
4. Continue the hearing to allow for additional information or public input
5. Recommend the application be denied.

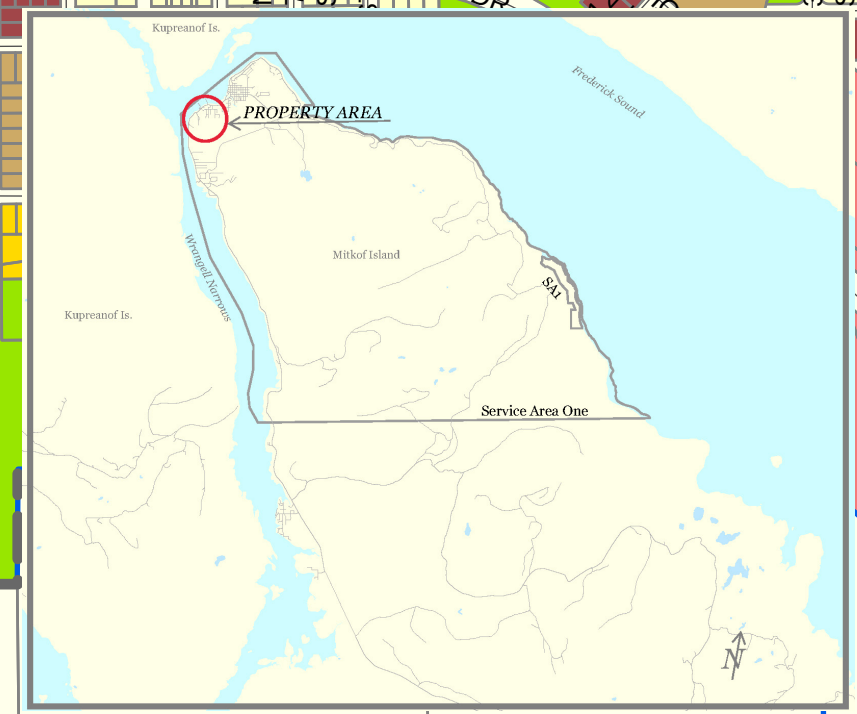
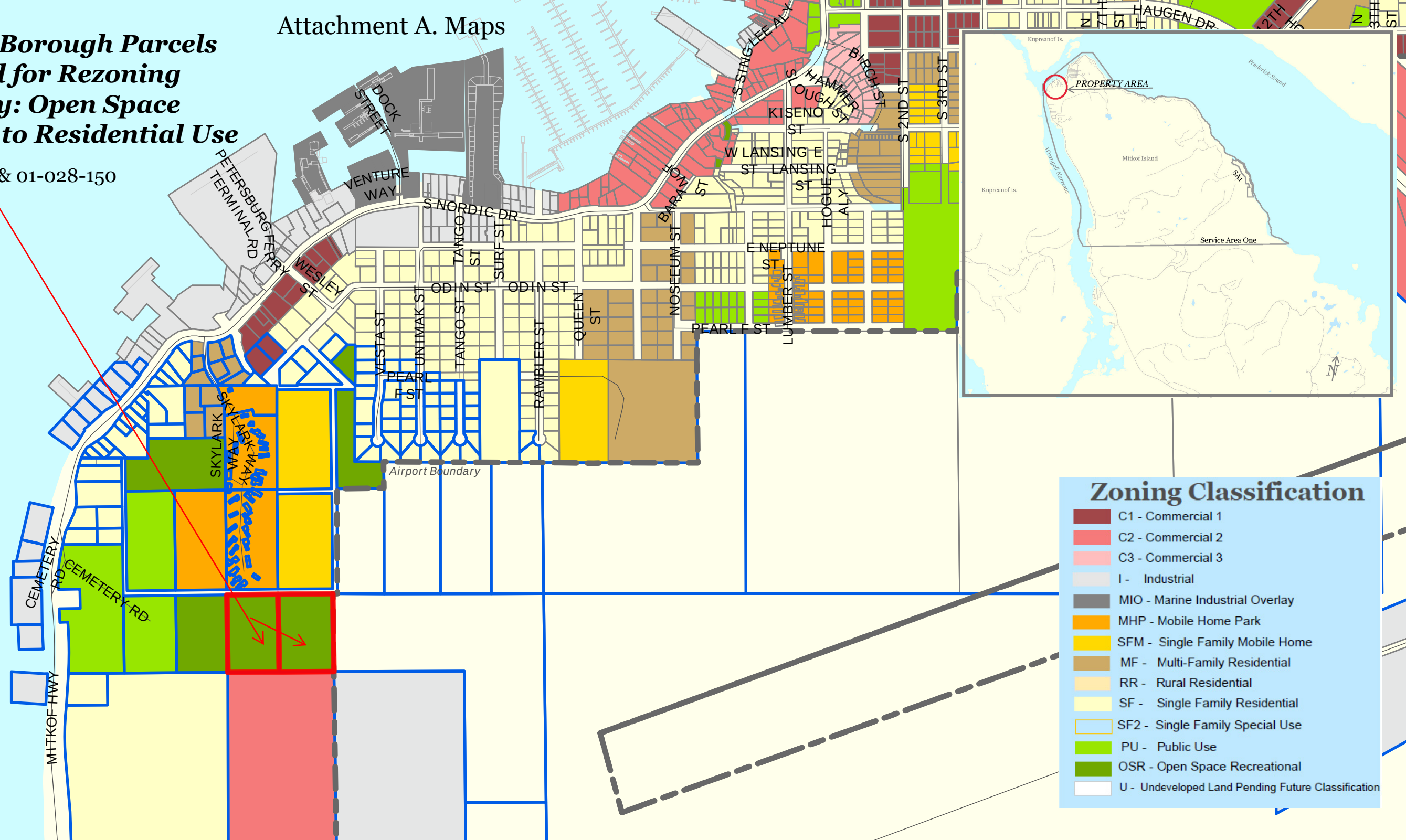
If the Planning Commission chooses to recommend the application contrary to staff recommendation, specific findings supporting that decision should be provided.

ATTACHMENTS

- A. Maps
- B. Applicant Materials (Zoning Change Request Application)
- C. Public Comments
- D. Public Notice

**Petersburg Borough Parcels
Proposed for Rezoning
Currently: Open Space
Recreational to Residential Use**

01-028-100 & 01-028-150



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

Attachment B. Applicant Materials



PETERSBURG BOROUGH

ZONING CHANGE REQUEST

For Borough Use	Date:
Base Fee: \$100	Check No. or CC:
Public Notice Fee: \$70	Received by:
Total: \$170	Code to: 110.000.404110

APPLICANT INFORMATION

NAME: Petersburg Borough

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION: Govt Lots 26 and 27, T58S, R79E, Section 33, CRM			Lot Size: 3.7 acres/3.7 acres
LOT:	BLOCK:	SUBDIVISION:	PLAT #:
PARCEL ID: 01-028-100/ 01-028-150	ZONE: OS		OVERLAY: -

Current Use of Property: vacant

Proposed Use of Property: residential

LEGAL ACCESS AND UTILITIESWASTEWATER SYSTEM: What is the current or planned system? ☒ Municipal ☐ DEC-approved on-site systemWATER SOURCE: What is the current or planned system? ☒ Municipal ☐ Cistern/Roof Collection ☐ Well

LEGAL ACCESS TO LOT(S) (Street Name): 33' foot ROW (ADL

SUBMITTALS

Please submit letter stating the new zoning and explaining the need for the change.

SIGNATURE(S)

I hereby affirm all 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): _____ Date: _____

Owner (if different from applicant): _____ Date: _____

Owner (if different from applicant): _____ Date: _____



June 29, 2026

**STROMDAHL JAMES STROMDAHL MARY
PO BOX 1326
PETERSBURG, AK 99833-1326**

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 to rezone borough-owned property from Open Space Recreational to Single Family Mobile Home in preparation for sale of Lots 26 and 27, Section 33, T58S, R79E. (PID: 01-028-100 and 01-028-150).

The public hearing and consideration of the application will be held:	Tuesday, July 14, 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

Name1	Name2
CHRIS FRY	
HEATHER O'NEIL	
SARAH FINE-WALSH	
THOMAS KOWALSKE	
JOSHUA ADAMS	
JIM FLOYD	
MIKA CLINE	
ACUNA JOSE JESUS	
AGNER JESSE A	AGNER MARGARET H
ALASKA STATE OF	
AMANEKER ELIZABETH	
BERTAGNOLI JOE	
BRAUN RICK G	BRAUN SUE A
BURRELL SIGMUND BURRELL AMBRE	SKYLARK PARK LLC
CANGIALOSI SALVATORE A	
CARNES SHANE	PHILLIPS DEANNA
CHRISTENSEN CHARLES	CHRISTENSEN DIANNE
CISNEY JOE ALLEN	CISNEY JENNIFER MAE
CLARK KEVIN J	
CONN HEATHER	
CONN JOSHUA H	CONN HEATHER
CONNOR WILLIAM H JR	
COOK MELINDA	
COTTA CARISSA R	
COWLING GREGORY	
CRUMP DUSTIN K	CURTISS-CRUMP TAYLOR
CUMMINGS ROBIN	CUMMINGS JOYCE
CURTIS DYLAN	
DAVIS KELLY	
DRAGE MARK E	
EC PHILLIPS AND SONS INC	
EGEN KADDY	
EISENMANN-SCHUBERT MATTHIAS/THOMAS/ANDREAS	
ELLIS MARY ANNE	
ENRIQUEZ JORGE A	ENRIQUEZ MINDY J
FALTER TERRY	FALTER TERRI
FRANKLIN KYLE O	FRANKLIN VIKKI
FRIEND D REX	SMITH FRIEND CHERI K
GRANBERG LOREEN	
GRISS SEAN J	GRISS KRISTA A
HAMMER KACEY	
HEPPE DAVID	MANKA SANDRA
HESS COURTNEY N	HESS REX
IEREMIA JOSEPH	IEREMIA JESSICA
ISRAELSON MICHAEL ALLEN	ISRAELSON HEATHER VICTORIA
ITH MARKET A	
JACKMAN DAVID S	JACKMAN CHRISTINE E
JOHNSON ELDON JAMES	JOHNSON DEBRA LYNN
JONES KENNETH JOHN LORGEN MARIE H	THE LORGEN-JONES LIVING TRUST
KLUDT-PAINTER JONATHAN T	KLUDT-PAINTER ERICA L
LENZ TORE	
LYNN CYNTHIA E	
LYONS JACK C	LYONS HEIDI
MARSH KIRT	MARSH DONNA
MARTIN CAROLYN	
MATTINGLY DARBY	MATTINGLY NICHOLE
MCCAY ASHON	MCCAY NATALIE
MCCULLOUGH DAVID	
MCFADYEN CHRISTOPHER JOHN	
MURDOCK WILLIAM CHARLES	MURDOCK EILEEN ROSE
NEIDIFFER JUSTIN	
NELSON JOSEPH T	NELSON KAREN G
NEWMAN LUCAS	NEWMAN TANGI
NEWMAN SCOTT D	NEWMAN CYNTHIA
NEWMAN TANGI L	
NUSSBAUMER DONA M	NUSSBAUMER ALVIN
ONEIL DENNIS	ONEIL HEATHER
OREAR LARRY	OREAR KATHY
PERRY JADEN	
PETERSBURG BIBLE CHURCH	
PFUNDT JEFF	PFUNDT ALANA
PHILLIPS JEANETTE	
PLEW EVA R	SALOMONE PAUL
PRIEST POINT LLC	C/O SUSAN ERICKSON
QUEZON ALVIN	
RADFORD GENESIS & MARTINEZ-MACIAS	ALBERTO GREGORIO
RANDRUP KATHLINE M	RANDRUP DAVID
ROESEL SALLY ANN TRUSTEE ROESEL CHARLES M SALLY AND CHARLES REVOCABLE LIVING TRUST	
ROSVOLD ANDERS O	
RPM HOLDINGS INC	
SAKAMOTO DIANNA	QUEZON ALVIN
SANDHOFER THEODORE F	SANDHOFER MARSHA L
SCHWARTZ JAMES	SCHWARTZ LESLIE
SHAY SETH	SHAY KATIE
SKEEK GEORGE	
SKYLARK PARK LLC	
SLAVEN JACOB	
SLAVEN KILLIAN	
STORAGE OBSESSION LLC	
STROMDAHL JAMES	STROMDAHL MARY
TANGATAILOA STACIE	
THOMASSEN SCOTT	RRT TRUST / SPECIAL NEEDS TRUST
THYNES BRANDI R	
TIDWELL JARED	
VOLK ROBERT D	VOLK ANNE
WONG-ROSE LAURA	
WORHATCH ERICA	
YUEN THAN	
ZAIC NANCE L	HUSE DONALD