

PLANNING COMMISSION STAFF REPORT

MINOR SUBDIVISION – CONSOLIDATION – 106/108 SING LEE ALLEY

Action #:	2026-902	Meeting Date:	9/8/2026
Applicant(s):	Villa Finance LLC	Property Owner(s):	Villa Finance, LLC
Agent/Representative:	David C. Thynes	Property Address:	106 & 108 Sing Lee Alley
Legal Description:	Lucas Tract of the Lucas Consolidation Plat, Plat No. 2001-23, Tract B, Lot 5, Block 57, U.S. Survey 1252, and Tracts T-106 & T-107 of the Tidelands Addition Subdivision, Plat No. 64-176		
Parcel ID:	01-007-537 / 01-007-535	Current Zoning:	Commercial 2
Acreage / Lot Size:	Total ±11,337 SF (0.26 ac). Parent parcels: Lucas Tract 5,339 SF; Tract B 1,350 SF; T-106 880 SF; T-107 3,768 SF.	Comp Plan Designation:	Waterfront B
Request Type:	Minor Subdivision (Consolidation) – PMC 18.20		

A. EXECUTIVE SUMMARY

Applicant Request	The applicant requests approval of a minor subdivision (consolidation) to eliminate the internal boundaries between four separate parcels — the Lucas Tract (Plat No. 2001-23), Tract B (Lot 5, Block 57, U.S. Survey 1252), and Tidelands Addition Tracts T-106 and T-107 (Plat No. 64-176) — and combine them into a single parcel, Lot 1, Lindstrom Subdivision (±11,337 SF).
Staff Recommendation	Recommend approval with conditions
Key Issues	Proposed minor subdivision consolidates parcels into one lot. Portion of the subdivision is within the flood hazard area.

B. PROJECT DESCRIPTION

Subdivision Name	Lindstrom Subdivision
Intended Use	New Residential development
Total Acreage	±11,337 SF (0.26 acres)
Number of Lots Proposed	1
Lot Size	11,337 SF
Phasing (if applicable)	N/A
Timeline	Demolition and foundation work this fall.

C. SITE CHARACTERISTICS

Topography	Developed waterfront parcel fronting Wrangell Narrows
Existing Structures	Existing structures to be demolished
Legal Access	South Nordic Drive and Sing Lee Alley
Utilities	Municipal power, water, and sewer
Flood Zone	Zone A1 – Base Elevation: 21 ft.

Anadromous Streams / Watercourses	Tidelands and anadromous stream run adjacent to SW property line. Stream is listed in Anadromous Waters Catalog.
Soils / Environmental Constraints	Portion of lot is filled; remainder is tidelands

D. ZONING AND LAND USE

Zoning District:	Actual Land Use:
Commercial 2	Residential

Surrounding Area

Direction	Zoning District	Actual Land Use
North	N/A	Wrangell Narrows (tidelands/waterway)
South	[Staff to confirm]	[Staff to confirm]
East	[Staff to confirm]	[Staff to confirm]
West	[Staff to confirm]	[Staff to confirm]

E. MINOR SUBDIVISION SUBMISSION CHECKLIST (PMC 18.20.010)

Submission Requirement (PMC 18.20.010)	Submitted / Met?	Comment
Plat prepared by registered Alaska land surveyor, drawn to scale (§ 18.20.010.C.1)	Yes	Prepared by Central Southeast Surveyors, Petersburg, AK
Application and fee submitted $\geq$ 30 days before platting board meeting (§ 18.20.010.C)	Yes	Application dated 8/7/2026
DEC approval for on-site sewer/water, if not connected to municipal system (§ 18.20.010.C.2)	N/A	Parcel is served by municipal power, water, and sewer

F. REVIEW CRITERIA (PMC 18.20.010.A)

Per PMC 18.20.010, the minor subdivision plat procedure is available for the subdivision of a single parcel into no more than four parcels, subject to the general conditions of PMC 18.20.010(A). Because this application consolidates four existing parcels into a single resulting lot, the number of lots created (one) falls within the four-lot maximum. Staff analysis of each condition follows:

1. Number of Lots Created (PMC 18.20.010.A.1)

The application consolidates four separate parcels — the Lucas Tract (Plat No. 2001-23), Tract B (Lot 5, Block 57, U.S. Survey 1252), and Tidelands Addition Tracts T-106 and T-107 (Plat No. 64-176) — into a single parcel, Lot 1, Lindstrom Subdivision. The resulting single lot is consistent with the four-lot maximum under the minor subdivision procedure.

2. Legal and Physical Access (PMC 18.20.010.A.2)

The consolidated lot has legal and physical access to South Nordic Drive and Sing Lee Alley, as shown on the preliminary plat and identified on the land use application.

3. No Street or Right-of-Way Dedication Required (PMC 18.20.010.A.3)

The preliminary plat does not depict or require dedication of any new street, right-of-way, or other public area; the plat depicts only the elimination of internal boundaries between the four parent parcels.

4. No Vacation or Variance Required (PMC 18.20.010.A.4)

No vacation of a public dedication and no variance from subdivision regulations are required to accomplish the proposed consolidation.

5. Monumentation (PMC 18.20.010.A.5)

The preliminary plat identifies recovered brass cap and aluminum cap monuments, a brass disk set in curb, and monuments established/recovered by the surveyor of record (LS 5485 and LS 8919), consistent with the monumentation requirement that at least two outside corners of the tract be marked and referenced to publicly recorded survey markers.

G. DEPARTMENT REVIEWS (PMC 18.20.010(A)(6))

Department	Comments
Public Works	No Concerns.
PMP&L	No Comments
Police	No Comments
Fire	No Comments

H. PUBLIC NOTICE

The borough provided public notice consistent with applicable subdivision notice requirements. Notice was mailed by first class mail to owners of record of property within six hundred (600) feet of the exterior boundary of the subject property, and posted as required. See Attachment D for sample notice letter.

I. FINDINGS AND CONDITIONS OF APPROVAL

(See resolution on following page for findings and conditions.)

Proposed Motion:

I move to approve RESOLUTION 2026-902 recommending approval of the minor subdivision (consolidation) creating Lot 1, Lindstrom Subdivision, subject to the conditions set forth in the resolution.

J. ALTERNATIVES

- Approval of the minor subdivision (consolidation) as submitted.
- Approval of the minor subdivision (consolidation) with staff-recommended conditions.
- Approval of the minor subdivision (consolidation) with modified or additional conditions.
- Continue the hearing to allow for additional information or public input.
- Deny the minor subdivision (consolidation) application.

K. ATTACHMENTS

A. Vicinity Map / Preliminary Plat	D. Public Notice Letter (Due to increased incidents of phishing emails, the mailing list is not being published online. Mailing list upon request)
B. Applicant Materials / Land Use Application	E. FEMA Floodplain map
C. Public Comments	

L. APPEAL (PMC 19.92)

If approved by the Planning Commission, this decision may be appealed to the Borough Assembly within 10 days of the Planning Commission's decision by the Applicant; a property owner within 600 feet of the subject property; or any governmental agency that may be adversely affected by the decision. Appeal forms are available at the Borough Clerk's office and must be accompanied by the required fee.

PLANNING COMMISSION RESOLUTION NO. 2026-902

**A RESOLUTION OF THE PETERSBURG BOROUGH PLANNING COMMISSION
RECOMMENDING APPROVAL OF A MINOR SUBDIVISION (CONSOLIDATION) FOR THE
LINDSTROM SUBDIVISION – 106 & 108 SING LEE ALLEY**

WHEREAS, on September 8, 2026, the Planning Commission conducted a duly and properly noticed public hearing to consider a minor subdivision (consolidation) application for the Lindstrom Subdivision, legally described as a consolidation of the Lucas Tract, Plat No. 2001-23, Tract B, Lot 5, Block 57, U.S. Survey 1252, and Tracts T-106 and T-107, Tidelands Addition Subdivision, Plat No. 64-176, and

WHEREAS, the applicant and staff presented testimony and evidence, and all interested persons were given the opportunity to provide public testimony regarding the application; and

WHEREAS, the Planning Commission has reviewed the staff report, attachments, and all relevant documents and materials, and has heard all testimony presented at the public hearing; and

WHEREAS, the Planning Commission has considered the proposed request in light of the requirements of PMC Chapter 18.20; and

WHEREAS, the Planning Commission has made the following findings of fact, based on evidence in the record:

Finding 1: Number of Lots. The proposed consolidation is consistent with the four-lot maximum for minor subdivisions under PMC 18.20.010(A)(1).

Finding 2: Access. The resulting lot has legal and physical access to public streets, Sing Lee Alley and S. Nordic Dr.

Finding 3: No Dedication, Vacation, or Variance Required. The proposed consolidation does not require dedication of a street or right-of-way, vacation of a public dedication, or a variance from subdivision regulations.

Finding 4: Monumentation. At least two outside corners of the consolidated tract shall be marked and referenced to recorded survey monuments as a condition of approval.

Finding 5: A portion of the subdivision may be located within the floodplain and subject to PMC 17.14.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the Petersburg Borough hereby recommends approval of the minor subdivision (consolidation) application, subject to the following conditions:

- Applicant shall submit a plat with legible lettering meeting the generally accepted standards for good draftsmanship prepared by a land surveyor licensed in the state of Alaska.
- The outside corners of the consolidated tract shall be marked and referenced to recorded survey monuments.
- The final plat meeting shall bear all required certificates per PMC 18.24.050(B), to the extent applicable to minor subdivisions.
- All lots, blocks, or tracts affected by the floodplain regulations adopted by the borough shall be labeled "Flood Hazard Area" on the face of the plat. Such notation may include a written statement, stating the affected lots, blocks and tract by legal description and the report and date of the report used to make the determination of the floodplain.

ADOPTED this 8th day of September 2026, by the following vote:

AYE:

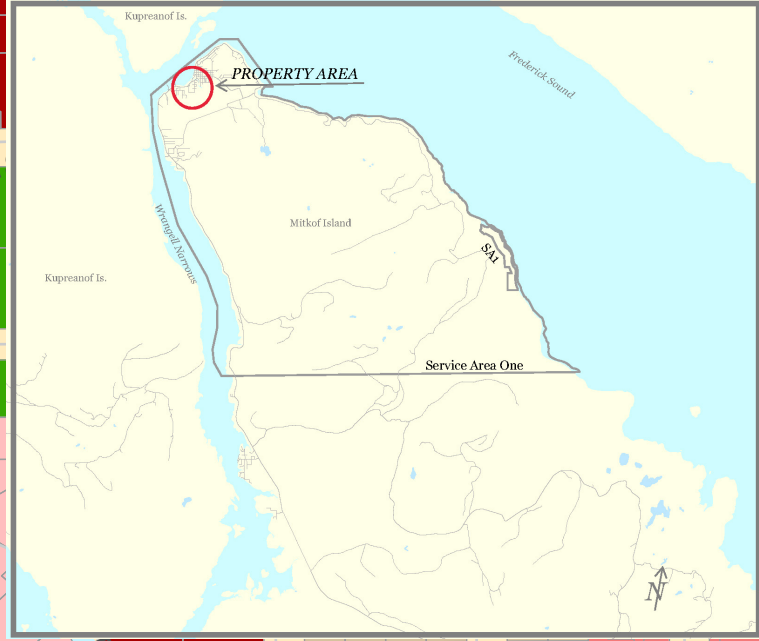
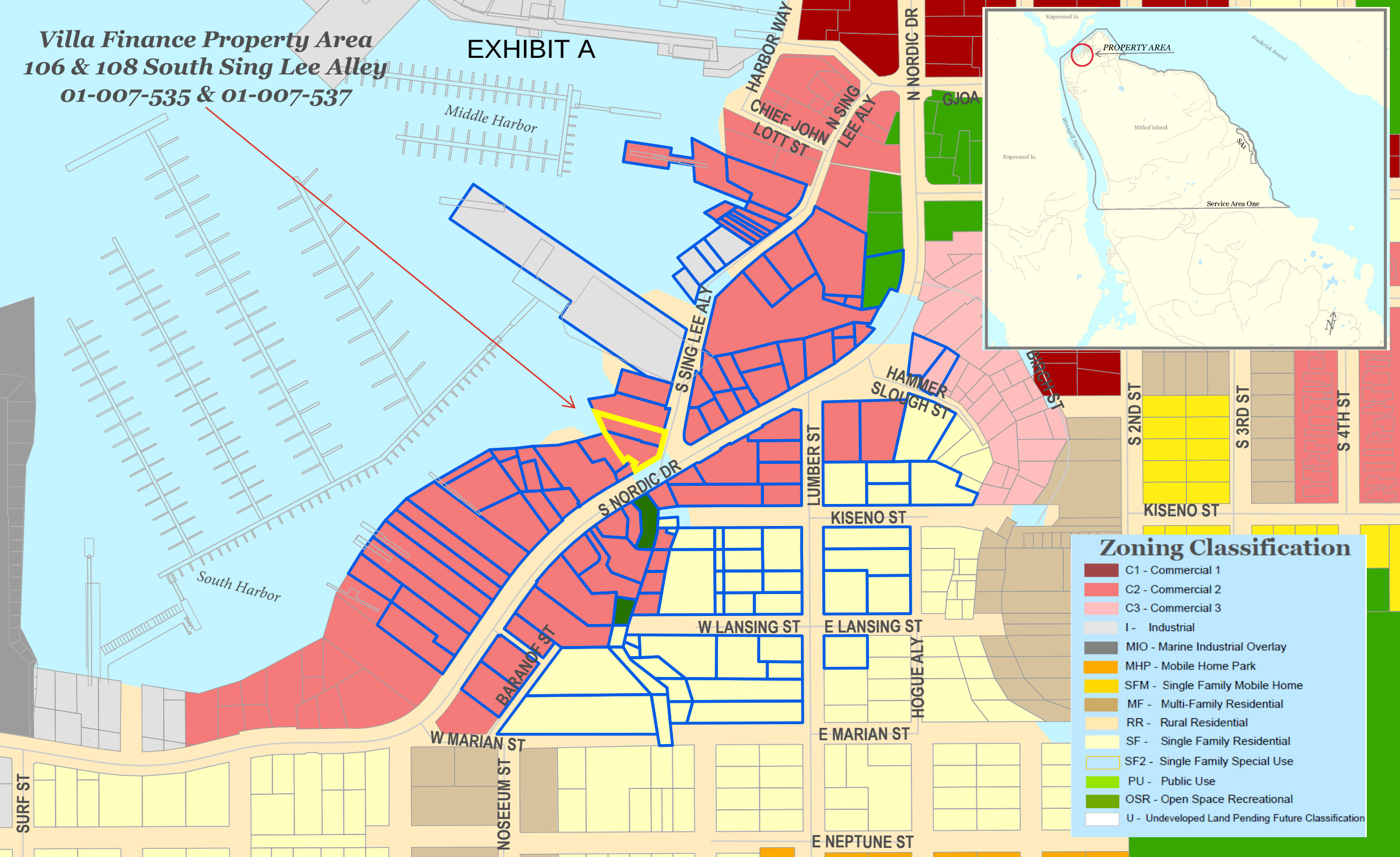
NAY:

ABSENT:

Chair, Planning Commission

Villa Finance Property Area
106 & 108 South Sing Lee Alley
01-007-535 & 01-007-537

EXHIBIT A

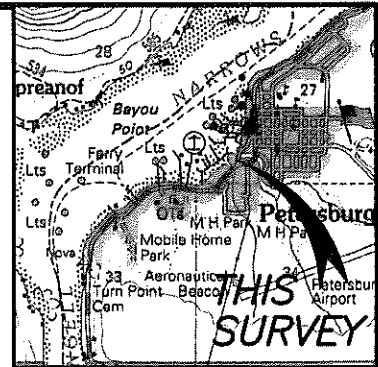


Zoning Classification

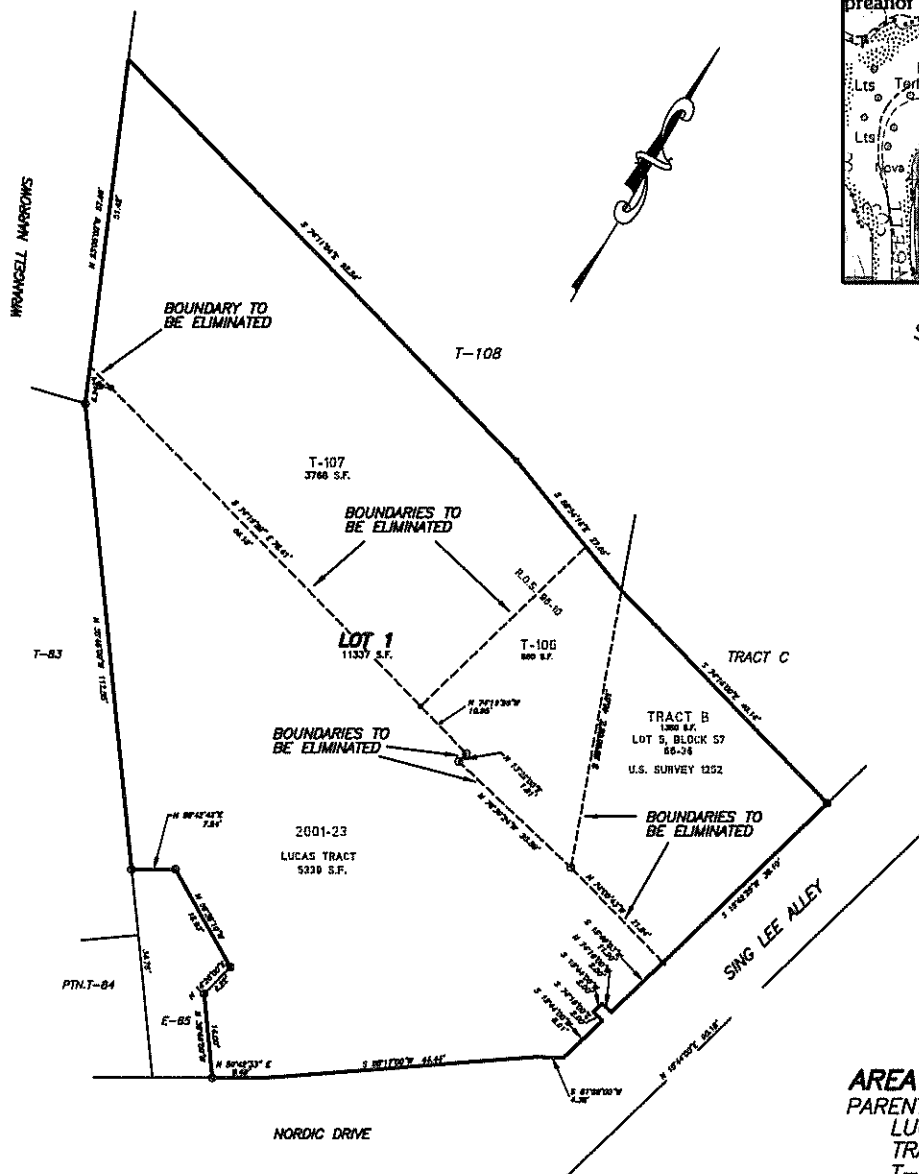
- C1 - Commercial 1
- C2 - Commercial 2
- C3 - Commercial 3
- I - Industrial
- MIO - Marine Industrial Overlay
- MHP - Mobile Home Park
- SFM - Single Family Mobile Home
- MF - Multi-Family Residential
- RR - Rural Residential
- SF - Single Family Residential
- SF2 - Single Family Special Use
- PU - Public Use
- OSR - Open Space Recreational
- U - Undeveloped Land Pending Future Classification

EXHIBIT B: APPLICANT MATERIALS

 PETERSBURG BOROUGH LAND USE APPLICATION	
For Borough Use	Date: 8/7/26
Base Fee: 95-	Check No. or CC: CC
Public Notice Fee: \$70	Received by: [Signature]
Total: 105-	Code to: 110.000.404110
APPLICANT INFORMATION	
NAME: David C. Thynes	
PROPERTY INFORMATION	
PHYSICAL ADDRESS or LEGAL DESCRIPTION: 106 & 108 Sing Lee Alley	
LOT: LUCAS TRACT, TRACT B	Lot Size:
BLOCK: 57	PLAT #: 2001-23
SUBDIVISION: LUCAS CONSOL. PLAT	OVERLAY:
PARCEL ID: 01007537/01007535	ZONE: COMM2
Current Use of Property: RESIDENTIAL	
Proposed Use of Property: SAME	
LEGAL ACCESS AND UTILITIES	
WASTEWATER SYSTEM: What is the current or planned system? ☒ Municipal ☐ DEC-approved on-site system	
WATER SOURCE: What is the current or planned system? ☒ Municipal ☐ Cistern/Roof Collection ☐ Well	
LEGAL ACCESS TO LOT(S) (Street Name): S. NORDIC & SING LEE ALLEY	
TYPE OF APPLICATION AND BASE FEES	
☐ 18.18 Record of Survey (\$50) (Note: No Public Notice Fee)	
☒ 18.20 Minor Subdivision/18.24 Preliminary Plat/18.19 Replat (\$75 + \$10 per lot)	
☐ 18.24 Final Plat (\$25 per lot)	
SUBMITTALS	
For Subdivision applications, please submit a prepared plat map as required by borough code.	
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): [Signature]	Date: 8/7/2026
Owner (if different from applicant):	Date:
Owner (if different from applicant):	Date:

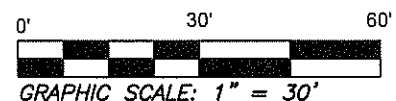


VICINITY MAP
SCALE: 1" = 1 MILE



AREA SUMMARY:

PARENT PARCELS—
LUCAS TRACT = 5339 S.F.
TRACT B = 1350 S.F.
T-106 = 880 S.F.
T-107 = 3768 S.F.
PROPOSED CONSOL. PARCEL
LOT 1 = 11337 S.F.



LINDSTROM SUBDIVISION

A CONSOLIDATION OF THE LUCAS TRACT OF THE
LUCAS CONSOLIDATION PLAT, PLAT No. 2001-23, TRACT B,
LOT 5, BLOCK 57 OF U.S.S. 1252 AND T-106 & T-107 OF THE
TIDELANDS ADDITION SUBDIVISION PLAT No. 64-176
CREATING LOT 1 OF THE LINDSTROM SUBDIVISION
PETERSBURG RECORDING DISTRICT

LEGEND

- ⊕ BRASS CAP MONUMENT RECOVERED THIS SURVEY
- ALUMINUM CAP MONUMENT RECOVERED THIS SURVEY
- 3/4" DIA. BRASS DISK SET IN CURB
- ED STRYKER LS 8919 MONUMENT RECOVERED THIS SURVEY
1.5" ALCAP ON #5 REBAR
- ⊙ RICK G. BRAUN, LS 5485 MONUMENT ESTABLISHED PREVIOUS SURVEY
1.5" ALCAP ON #5 REBAR
- RICK G. BRAUN, LS 5485 MONUMENT ESTABLISHED THIS SURVEY
1.5" ALCAP ON #5 REBAR

CLIENT:

SURVEYOR

CENTRAL SOUTHEAST SURVEYORS

P.O. BOX 533, PETERSBURG AK 99833
PH (907) 518-0075

DRAWING COMPLETED

08/07/26

DRAWING No. LINDSTROM CONSOLIDATION 2026

EXHIBIT C: PUBLIC NOTICE



August 17, 2026

**DONALD R NELSON BETTY I NELSON
PO BOX 442
PETERSBURG, AK 99833-0442**

NOTICE OF SCHEDULED PUBLIC HEARINGS

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

An application from David Thynes (agent) for a minor subdivision (consolidation) at 106 and 108 S SING LEE ALLEY (PIDs: 01-007-537, 01-007-535)

The public hearing and consideration of the application will be held:	Tuesday, September 8, 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

EXHIBIT E

ZONE A1
(EL 21)

RM6

STREET

27

HARBOR
WAY

F ST

MAIN

RM7

1ST STREET

2ND STREET

3RD STREET

INDIAN ST

LIMIT OF
DETAILED STUDY

ZONE A

LIMIT OF
DETAILED STUDY

ZONE A1
(EL 21)

K STREET

L STREET

HOGUE
ALLEY

M ST

LIMIT OF
DETAILED STUDY

SERVICE
STREET

M ST

N ST

STREET

LIMIT OF
STUDY

ZONE A

ogram, at (800) 638-6620.



APPROXIMATE SCALE

400 0 400 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
PETERSBURG, ALASKA
WRANGELL-PETERSBURG
DIVISION

PANEL 1 OF 16
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
020074 0001 B

EFFECTIVE DATE:
JUNE 1, 1982



Federal Emergency Management Agency

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.