

# Planning Commission Staff Report & Finding of Fact

Meeting Date: July 9, 2024

APPLICANT/AGENT:

Dave Thynes

OWNER(S), IF DIFFERENT:

Harold Medalen

LEGAL DESCRIPTION:

Tract 2 – Tract 6  
Lots T-113 – T-119

LOT AREA:

Total: 31,945 sq ft.

LOCATION:

110 S Nordic Dr

SURROUNDING ZONING:

North: Industrial/Comm 2

South: Commercial 2

East: Commercial 2

West: Industrial/Comm 2

ZONING:

Commercial-2

PID:

01-007-540 – 542

01-007-549 - 557

APPLICATION SUBMISSION DATE:

3/12/2024

RECOMMENDATION:

Approve with conditions

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**I. APPLICANT REQUEST:** The applicant is requesting a replat to consolidate 12 parcels and then re-subdivide into 9 parcels.

**II. APPLICABLE CODES:**

18.19 REPLAT

19.36 COMMERCIAL-2

**III. FINDING:**

- a. Subject properties are composed of 12 parcels of various sizes, both uplands and tidelands, with several dwellings and outbuildings crossing property lines.
- b. The properties are in a well-developed mixed-use area composed of residential, commercial, and industrial uses.
- c. The subject properties are located within the municipal utility service area for water, wastewater, and electricity.
- d. The proposed replat consolidates parcels and then re-subdivides so each dwelling is located on an individual lot and 4 lots remain vacant.
- e. Proposed lot sizes are modest but there is no minimum lot size required in the Commercial-2 district.
- f. All proposed lots have legal access.
- g. The Platting Board previously considered this replat in April of 2024. The board approved the replat except for Lots 5A and T-118A due to fire code building separation requirements.
- h. The replat has been resubmitted with a modification that would increase separation between a portion of the common lot line between Lots 5A and T-118A and one of the existing dwellings.

**IV. PUBLIC NOTICE**

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Meeting Date: July 9, 2024

The borough provided public notice consistent with PMC 19.84.040. 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**

The application is classified as a request to replat a subdivision.

This application differs from the previously approved plat in that it proposes moving only a portion of the property line between Lots 5A and T-118 to increase separation between the existing dwelling on Lot T-118A and the property line to 5’.

Consultation with the State Fire Marshal’s office determined that existing property lines may be “grandfathered” in, while other property lines may be adjusted within the same subdivision without requiring enforcement of current fire code throughout the entire subdivision.

### **a. ZONING DISTRICT STANDARDS**

Commercial-2 has no minimum lot size or setback requirements per the zoning code. State fire code separation and fire protection requirements are applicable.

### **b. CRITERIA**

Per 18.14, the platting authority shall inquire into and determine the merits of the relief petitioned for and make such order as justice and the public welfare require.

A. The replat rationalizes a collection of oddly shaped and sized lots and eliminates structures crossing over lot lines and increases separation between structures and property lines where feasible.

B. For residential (R-3) occupancy, fire-resistance is not required if the fire separation distance is 5 feet or greater. All of the structures with the proposed subdivision qualify for this exception save the dwelling on the proposed Lot 5A. A portion of the exterior wall of this structure is 4 feet from the existing property line. As a result, 31’ of the property line will not be moved (see L2 on the maps.)

C. 19’ of property line between Lot 5A and Lot T-118A closer to S. Nordic Drive (see L3 on the maps) will be moved to increase separation between the dwelling and the property line. The separation between the dwellings and the common property line are 5’ or greater.

## **VI. ACTION**

**Proposed motion:** I move to recommend approval of the Medalen Subdivision replat with conditions of approval and findings of fact as presented.

**Based on the preceding findings of fact, the Petersburg Planning Commission, acting as the Platting Board, makes the following determination:**

- a. The proposed Medalen Subdivision meets the conditions outlined in Title 18 for a replat.
- b. As a condition of approval, the Applicant/Owner shall:

# Planning Commission Staff Report & Finding of Fact


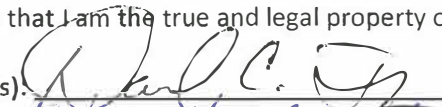
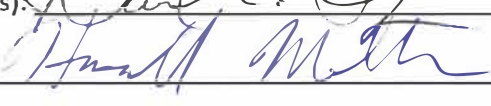
Meeting Date: July 9, 2024

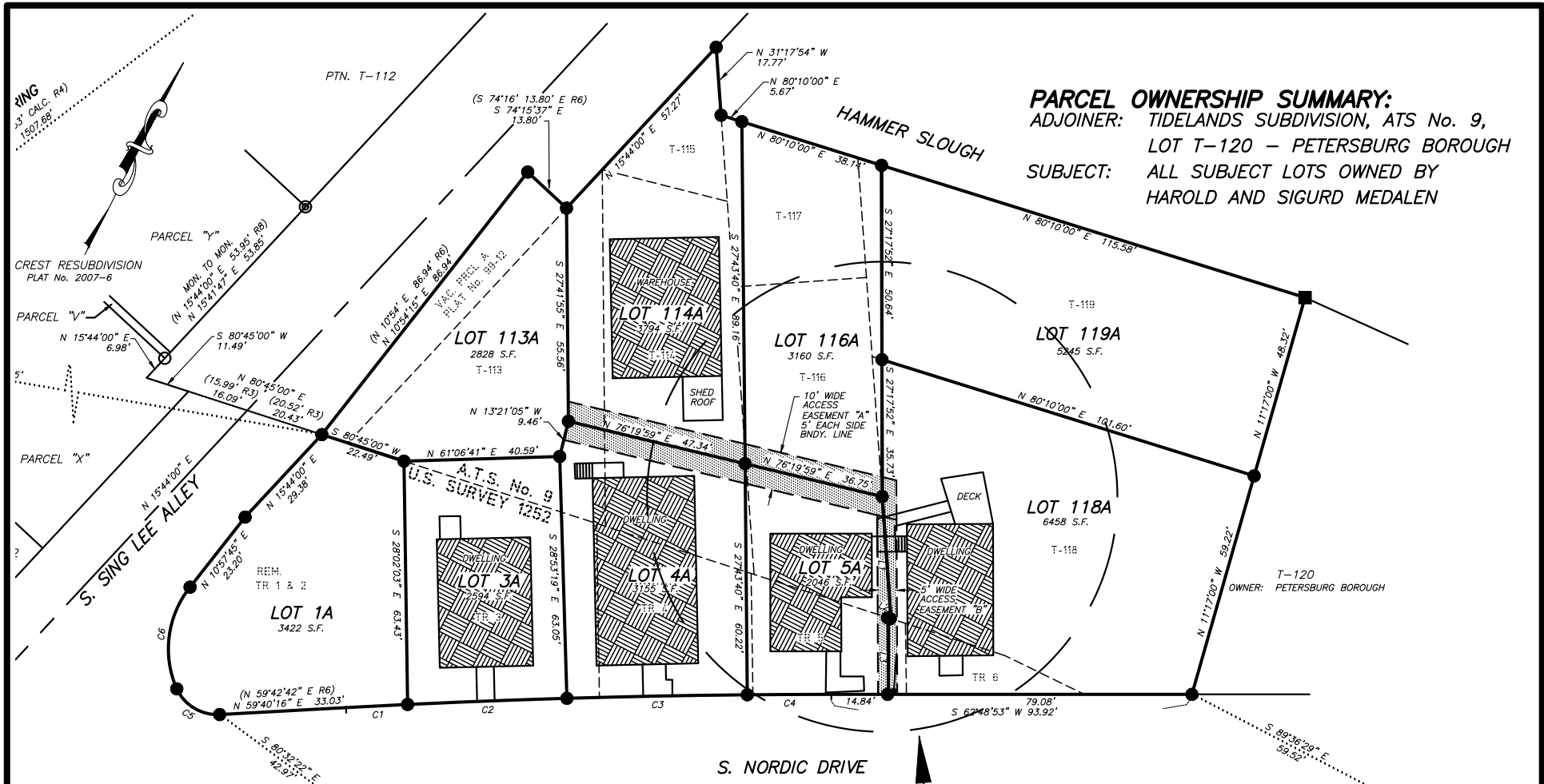
- Submit a plat with legible lettering meeting the generally accepted standards for good draftsmanship as prepared by a professional land surveyor, properly registered in the state of Alaska, drawn to scale, and provided in a format, size, suitable for recording.

## **EXHIBITS**

- A. Applicant Materials
- B. Minutes from April Planning Commission Meeting
- C. Vicinity & Detail Maps
- D. Public Hearing Mailout
- E. Public Comments

# Applicant Material

 <b>PETERSBURG BOROUGH LAND USE APPLICATION</b>		CODE TO: <b>110.000.404110</b>
		BASE FEE:
		PUBLIC NOTICE FEE: <b>\$70.00</b>
		<b>TOTAL:</b>
DATE RECEIVED:	RECEIVED BY:	CHECK NO. or CC:
<b>APPLICANT/AGENT</b>		<b>LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)</b>
NAME <b>Dave Thynes</b>	NAME <b>Harold Medalen</b>	
MAILING ADDRESS <b>PO Box 533</b>	MAILING ADDRESS <b>PO Box 821</b>	
CITY/STATE/ZIP <b>Petersburg, AK 99833</b>	CITY/STATE/ZIP <b>Petersburg, AK 99833</b>	
PHONE <b>907-518-0075</b>	PHONE <b>907-518-0506</b>	
EMAIL <b>fvnnoncona@gmail.com</b>	EMAIL <b>haroldmedalen@yahoo.com</b>	
<b>PROPERTY INFORMATION</b>		
PHYSICAL ADDRESS or LEGAL DESCRIPTION: <b>110 S Nordic Dr</b>		
PARCEL ID:	ZONE: <b>C-2</b>	OVERLAY:
CURRENT USE OF PROPERTY: <b>C-2</b>	LOT SIZE: <b>32,704</b>	
PROPOSED USE OF PROPERTY (IF DIFFERENT): <b>same</b>		
CURRENT OR PLANNED SEWER SYSTEM: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> DEC-approved on-site system		
CURRENT OR PLANNED WATER SOURCE: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Cistern/Roof Collection <input type="checkbox"/> Well		
LEGAL ACCESS TO LOT(S) (Street Name): <b>S. Nordic Dr, Sing Lee Alley</b>		
<b>TYPE OF APPLICATION &amp; BASE FEE</b>		
<input type="checkbox"/> 19.84 Zoning Change (\$100)		
<input type="checkbox"/> 18.18 Record of Survey (\$50) (Note: No Public Notice Fee)		
<input checked="" type="checkbox"/> 18.20 Minor Subdivision/18.24 Preliminary Plat/18.19 Replat (\$75 + \$10 per lot)		
<input type="checkbox"/> 18.24 Final Plat (\$25 per lot)		
<b>SUBMITTALS:</b>		
For Zoning Change, please submit letter stating the new zoning and explaining the need for the change. For Subdivision approvals, please submit a prepared plat map as required by borough code.		
<b>SIGNATURE(S):</b>		
I hereby affirm all of 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(s) or authorized agent thereof for the property subject herein.		
Applicant(s): 	Date: <b>5-31-24</b>	
Owner:  <b>PERSONAL REPRESENTATIVE OF ESTATE OF SIGRID MEDALEN</b>	Date: <b>5-31-2024</b>	
Owner: _____	Date: _____	
Owner: _____	Date: _____	



**PARCEL OWNERSHIP SUMMARY:**  
 ADJOINER: TIDELANDS SUBDIVISION, ATS No. 9,  
 LOT T-120 – PETERSBURG BOROUGH  
 SUBJECT: ALL SUBJECT LOTS OWNED BY  
 HAROLD AND SIGURD MEDALEN

**PRELIMINARY SUBDIVISION PLAN OF THE MEDALEN SUBDIVISION**

A REPLAT & SUBDIVISION OF THE REMAINDER OF TRACTS 1 & 2 AND OF TRACT 3 – 6 OF BLOCK 57 OF U.S. SURVEY 1252 AND OF LOTS "T-113" – "T-119" AND OF VACATION PARCEL "A" OF THE TIDELANDS ADDITION SUBDIVISION OF A.T.S. 9 PLAT No. 64-176

CREATING LOT 1A & LOTS 3A-5A, LOTS 113A, 114A, 116A, 118A, AND 119A

PETERSBURG RECORDING DISTRICT

**AREA SUMMARY:**

LOT 1A = 3,422 S.F.	LOT 113A = 2,828 S.F.
LOT 3A = 2,594 S.F.	LOT 114A = 3,794 S.F.
LOT 4A = 3,155 S.F.	LOT 116A = 3,160 S.F.
LOT 5A = 2,046 S.F.	LOT 118A = 6,458 S.F.
EASEMENT "A" = 882 S.F.	LOT 119A = 5,245 S.F.
EASEMENT "B" = 230 S.F.	

CLIENT: HAROLD MEDALEN  
 P.O. BOX 821  
 PETERSBURG, AK 99833

SEE DETAIL ON PAGE 2 OF 2

0 40 80 120



GRAPHIC SCALE 1 IN. = 40 FT.

SURVEYOR

**CENTRAL SOUTHEAST SURVEYORS**

P.O. BOX 533, PETERSBURG AK 99833

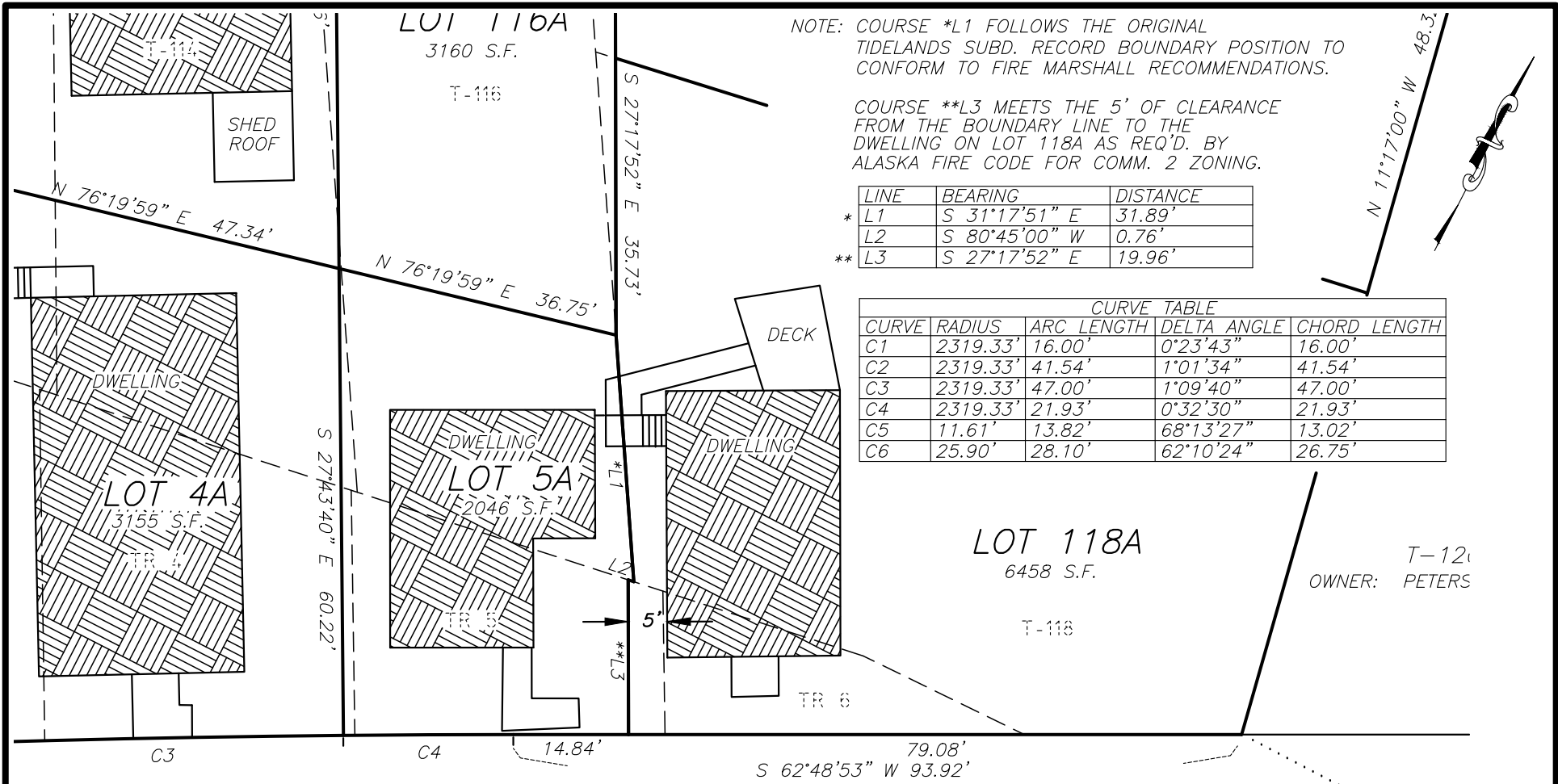
PH (907) 518-0075

DRAWING COMPLETED 6/3/24

DRAWN BY D.C.T.

DRAWING No. MEDALEN SUBD 2024 REV4

PAGE 1/2



NOTE: COURSE \*L1 FOLLOWS THE ORIGINAL TIDELANDS SUBD. RECORD BOUNDARY POSITION TO CONFORM TO FIRE MARSHALL RECOMMENDATIONS.

COURSE \*\*L3 MEETS THE 5' OF CLEARANCE FROM THE BOUNDARY LINE TO THE DWELLING ON LOT 118A AS REQ'D. BY ALASKA FIRE CODE FOR COMM. 2 ZONING.

LINE	BEARING	DISTANCE
* L1	S 31°17'51" E	31.89'
L2	S 80°45'00" W	0.76'
** L3	S 27°17'52" E	19.96'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH
C1	2319.33'	16.00'	0°23'43"	16.00'
C2	2319.33'	41.54'	1°01'34"	41.54'
C3	2319.33'	47.00'	1°09'40"	47.00'
C4	2319.33'	21.93'	0°32'30"	21.93'
C5	11.61'	13.82'	68°13'27"	13.02'
C6	25.90'	28.10'	62°10'24"	26.75'

**PRELIMINARY SUBDIVISION PLAN OF THE MEDALEN SUBDIVISION "DETAIL"**

A REPLAT & SUBDIVISION OF THE REMAINDER OF TRACTS 1 & 2 AND OF TRACT 3 - 6 OF BLOCK 57 OF U.S. SURVEY 1252 AND OF LOTS "T-113" - "T-119" AND OF VACATION PARCEL "A" OF THE TIDELANDS ADDITION SUBDIVISION OF A.T.S. 9 PLAT No. 64-176

CREATING LOT 1A & LOTS 3A-5A, LOTS 113A, 114A, 116A, 118A, AND 119A

PETERSBURG RECORDING DISTRICT

**AREA SUMMARY:**

- LOT 1A = 3,422 S.F.
- LOT 3A = 2,594 S.F.
- LOT 4A = 3,155 S.F.
- LOT 5A = 2,045 S.F.
- EASEMENT "A" = 882 S.F.
- LOT 113A = 2,828 S.F.
- LOT 114A = 3,794 S.F.
- LOT 116A = 3,212 S.F.
- LOT 118A = 6,425 S.F.
- LOT 119A = 5,228 S.F.
- EASEMENT "B" = 230 S.F.

CLIENT: HAROLD MEDALEN  
P.O. BOX 821  
PETERSBURG, AK 99833

0 20 40 60



GRAPHIC SCALE 1 IN. = 20 FT.

SURVEYOR  
**CENTRAL SOUTHEAST SURVEYORS**  
P.O. BOX 533, PETERSBURG AK 99833  
PH (907) 518-0075

DRAWING COMPLETED 6/3/24 DRAWN BY D.C.T.

DRAWING No. MEDALEN SUBD 2024 REV4 PAGE 2/2



# Petersburg Borough

12 South Nordic Drive  
Petersburg, AK 99833

## Meeting Minutes Planning Commission Regular Meeting

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Tuesday, April 09, 2024

12:00 PM

Assembly Chambers

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### 1. Call to Order

The meeting was called to order at 12:01PM.

### 2. Roll Call

PRESENT

Commission Chair Chris Fry

Commissioner Heather O'Neil  
Commission Secretary Sally Dwyer  
Commissioner Jim Floyd  
Commissioner Phillip Meeks

ABSENT

Commission Vice-Chair John Jensen  
Commissioner Marietta Davis

### 3. Acceptance of Agenda

The agenda was accepted as presented.

Motion made by Commission Secretary Dwyer, Seconded by Commissioner O'Neil.  
Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commission Secretary Dwyer,  
Commissioner Floyd, Commissioner Meeks

### 4. Approval of Minutes

The March 12, 2024, meeting minutes were unanimously approved.

Motion made by Commission Secretary Dwyer, Seconded by Commissioner O'Neil.  
Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commission Secretary Dwyer,  
Commissioner Floyd, Commissioner Meeks

A. March 12, 2024 Meeting Minutes

**5. Public Comments**

*Public comments are welcome on matters not appearing on the Public Hearing or Consent Calendar but are within the Borough's jurisdiction. Persons wishing to speak should come forward and state their name and address. Issues raised may be referred to staff and, if action by the Commission is needed, may be scheduled for a future meeting.*

None

**6. Consent Calendar**

None

**7. Public Hearing Items**

- A. Consideration of a rezone from Rural Residential to Single-family Residential at 1016 and 1020 Sandy Beach Rd. (PID: 01-014-010, 01-014-700).

Agenda item Tabled.

Motion made by Commissioner Floyd, Seconded by Commission Secretary Dwyer.  
Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commission Secretary Dwyer, Commissioner Floyd, Commissioner Meeks

- B. Consideration of an application from Marissa Collison for a conditional use permit for a home occupation at 104 Lewis Lane (PID: 01-003-272).

Motion made by Commissioner O'Neil, Seconded by Commission Secretary Dwyer.

Commission Chair Fry spoke to say he thought this was pretty straight forward.

Commissioner Floyd spoke to say he didn't anticipate a lot of traffic or need for a lot of parking.

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commission Secretary Dwyer, Commissioner Floyd, Commissioner Meeks

- C. Consideration of an application from Sandy Beach Holdings LLC for preliminary approval of a major subdivision at 410 Sandy Beach Rd (PID: 01-003-275).

Dave Thynes spoke as the surveyor for this project and made himself available for any questions.

Commissioner Meeks spoke asking if there was any spec on having the right size culvert to handle the creek on the property.



Liz Cabrera responded to say when the applicant submits plans to Public Works for the development of the road, they would have an engineer look at it and recommend a culvert size.

Motion made by Commissioner O'Neil, Seconded by Commission Secretary Dwyer.

Commissioner Meeks spoke to say if an individual builds to the back of the lot. The creek could run underneath the pad. He asked if there were any stipulations about creeks running underneath pads or homes.

Liz Cabrera spoke to say when the Borough is going to issue a building permit, the building official would talk to the property owner about drainage but there isn't anything specific in the code about drainage, it just says allow for drainage.

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commission Secretary Dwyer, Commissioner Floyd, Commissioner Meeks

- D. Consideration of an application from Brian and Aleksandra Richards for a replat of Lots 3A & 8A, Block 30, USS 1252 located at 203 Lumber St/13 E Lansing St. (PID: 01-007-737, 01-007-738).

Motion made by Commissioner Floyd, Seconded by Commissioner O'Neil.

Commission Chair Fry spoke and said this looks straight forward and there are a couple of sheds on the property line that they were trying fix by this replat.

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commission Secretary Dwyer, Commissioner Floyd, Commissioner Meeks

- E. Consideration of an application from Harold Medalen for a replat of a portion of Block 57 and Lots T-113 thru T119 of ATS 9 located at 110 S Nordic Dr (PID: 01-007-540, 541, 542, 549, 550,551, 552, 553,554, 555,556,557).

Motion made by Commissioner Floyd, Seconded by Commission Secretary Dwyer.

Discussion regarding fire code and distance between the home on 5A and 118A.

Dave Thynes spoke as the surveyor to say Mr. Medalen would like to eliminate the property line between 5A and 118A if the fire code isn't waived, leaving lots 5A and 118A as one, if that satisfies the requirements.

Commissioner O'Neil made a motion to amend the original motion to not subdivide lots 5A and 118A, leave these two lots as one and keep the rest of the replat the same. Seconded by Commissioner Floyd.

Joe Bertagnoli gave his comment regarding fire code and not to waive on safety. There is no grandfathered in and if a new lot line is put in, you measure to the property line. Right now, the buildings are over 9 feet apart.

The amendment passes unanimously.

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commission Secretary Dwyer, Commissioner Floyd, Commissioner Meeks

The original motion passes unanimously.

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commission Secretary Dwyer, Commissioner Floyd, Commissioner Meeks

## **8. Non-Agenda Items**

### A. Commissioner Comments

None

### B. Staff Comments

Community Development Director Liz Cabrera commented on the two public hearing items that were withdrawn during last meeting. Alaska Mental Health Trust Land Office, Mitkof Hwy property Lots 24C and 25C to dedicate as public right-of-way.

Discussion between Liz the Commissioners and Dave Thynes, surveyor who has worked with the Kegans for 3 years to resolve this.

### C. Next Meeting is May 14, 2024, at 12:00PM.

Liz Cabrera said there may not be agenda items for the next meeting.

## **9. Adjournment**

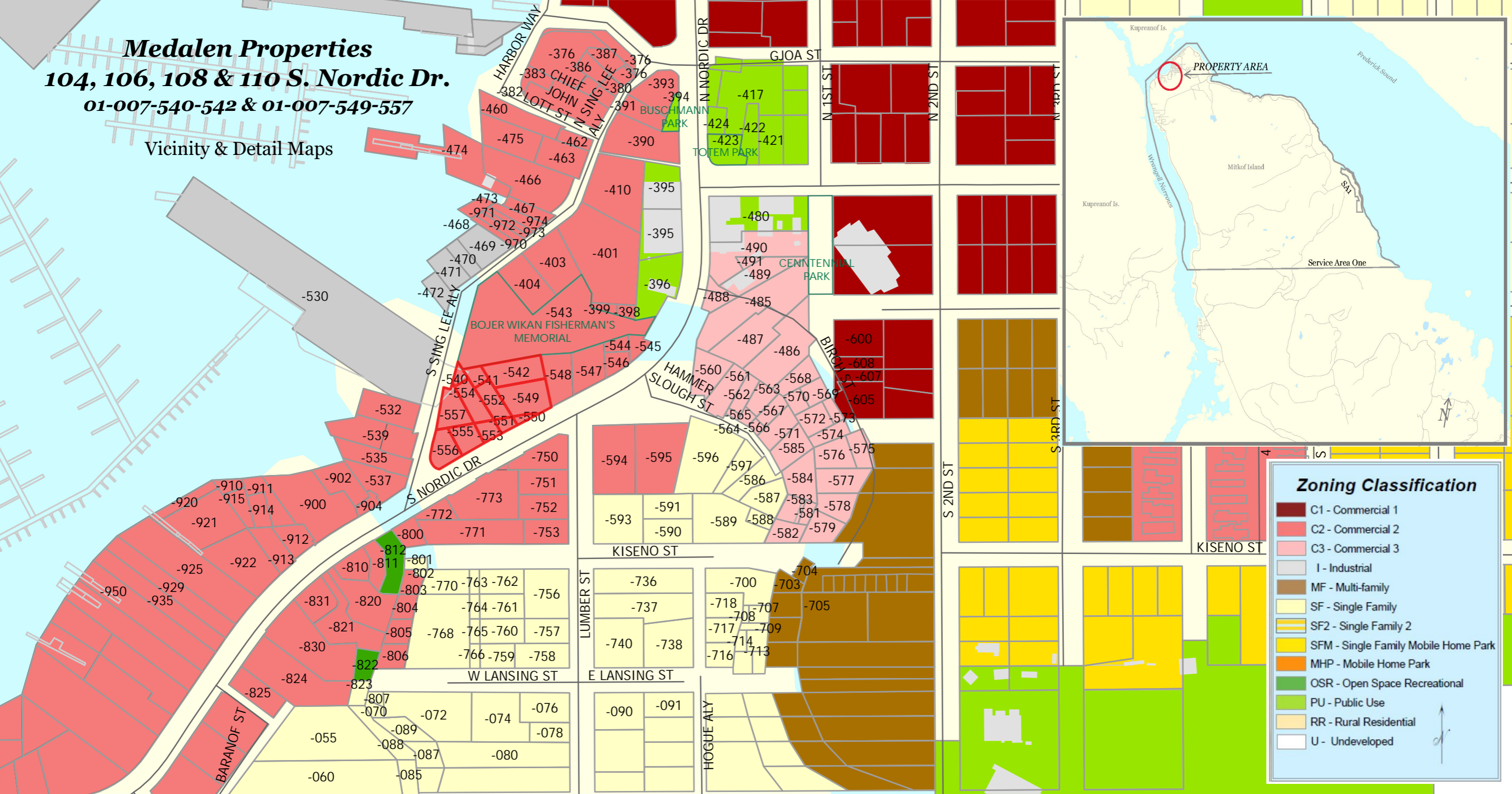
The meeting adjourned at 12:38pm.

Motion made by Commission Secretary Dwyer, Seconded by Commissioner Floyd.

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commission Secretary Dwyer, Commissioner Floyd, Commissioner Meeks

**Medalen Properties**  
**104, 106, 108 & 110 S. Nordic Dr.**  
**01-007-540-542 & 01-007-549-557**

Vicinity & Detail Maps



**Zoning Classification**

- C1 - Commercial 1
- C2 - Commercial 2
- C3 - Commercial 3
- I - Industrial
- MF - Multi-family
- SF - Single Family
- SF2 - Single Family 2
- SFM - Single Family Mobile Home Park
- MHP - Mobile Home Park
- OSR - Open Space Recreational
- PU - Public Use
- RR - Rural Residential
- U - Undeveloped



June 17, 2024

**HAMMER MYRL HAMMER BEVERLY & ROGER  
PO BOX 195  
PETERSBURG, AK 99833-0195**

**NOTICE OF SCHEDULED PUBLIC HEARINGS**

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

**An application from Harold Medalen for a replat of a portion of Block 57 and Lots T-113 thru T119 of ATS 9 located at 110 S NORDIC Dr (PID: 01-007-540, 541, 542, 549, 550,551, 552, 553,554, 555,556,557).**

*This application has a slight modification from the original version mailed to you in March. This modification is noted on the two maps included with the enclosed application*

The public hearing and consideration of the application will be held:	<b>Tuesday, July 9<sup>th</sup>, 2024, 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:	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	Address1	City	State	Zip
CHRIST FRY		PO BOX 1440	PETERSBURG	AK	99833-1440
HEATHER O'NEIL		PO BOX 1083	PETERSBURG	AK	99833-1083
SALLY DWYER		PO BOX 1788	PETERSBURG	AK	99833-1788
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
MEDALEN HAROLD JR	MEDALEN CHRISTINE	PO BOX 821	PETERSBURG	AK	99833-0821
15 SINGLEE ALLEY LLC		806 CARY RD	EDMONDS	WA	98020
ADAMS JOSHUA		PO BOX 746	PETERSBURG	AK	99833-0746
AIKINS ROBERT JR	AIKINS STEPHANIE	PO BOX 268	PETERSBURG	AK	99833-0268
ALASKA STATE OF		550 W 7TH AVE STE 1050A	ANCHORAGE	AK	99501-3579
BERTAGNOLI ANGELA		PO BOX 1253	PETERSBURG	AK	99833-1253
BLUE GLACIER LLC		PO BOX 876702	WASILLA	AK	99687
BOSCH GABRIELE M		PO BOX 1161	PETERSBURG	AK	99833-1161
BUEHLER CRAIG D	BUEHLER LAURA J	PO BOX 1983	PETERSBURG	AK	99833-1983
C&C LLC		306 MAIN ST STE 326	KETCHIKAN	AK	99901
CHRISTENSEN CHARLES		PO BOX 824	PETERSBURG	AK	99833-0824
CHRISTENSEN DANIEL		PO BOX 2	PETERSBURG	AK	99833-0002
CONTAG MARCUS	CONTAG DASHA	PO BOX 1494	PETERSBURG	AK	99833-1494
COTTRELL ALICE		PO BOX 947	PETERSBURG	AK	99833-0947
DEANGELIS VITTORIA		PO BOX 1026	PETERSBURG	AK	99833-1026
EINERSON GREGORY	EINERSON WENDY	PO BOX 307	PETERSBURG	AK	99833-0307
ELLIS DAVID C		PO BOX 1349	PETERSBURG	AK	99833-1349
ENGE IVAR K		PO BOX 3	PETERSBURG	AK	99833-0003
ENGLE BRUCE		PO BOX 8229	LAVERN	CA	91750
ERICKSON JEFFERY ERICKSON SUSAN	JEFFREY AND SUSAN ERICKSON LIVING TRUST	PO BOX 53	PETERSBURG	AK	99833-0053
FEIST ROBERT ANTHONY		PO BOX 2131	PETERSBURG	AK	99833-2131
FIERCE ALLEGIANCE DEVELOPMENT LLC		PO BOX 11463	BOZEMAN	MT	59719
FLORO PEGGY A		PO BOX 1022	PETERSBURG	AK	99833-1022
FORD JOHN C		PO BOX 1931	PETERSBURG	AK	99833-1931
GILLILAND HARVEY C	GILLILAND SARAH E	PO BOX 107	PETERSBURG	AK	99833-0107
GOOD INVESTMENTS LLC		PO BOX 818	PETERSBURG	AK	99833-0818
GRUNDBERG ERIC A	MARVIN MALENA	PO BOX 2193	PETERSBURG	AK	99833-2193
HAMILTON JOHN A IV	HAMILTON JENNIFER Y	PO BOX 2161	PETERSBURG	AK	99833-2161
HAMMER JACOB A	HAMMER KACEY J	PO BOX 97	PETERSBURG	AK	99833-0097
HAMMER MYRL	HAMMER BEVERLY & ROGER	PO BOX 195	PETERSBURG	AK	99833-0195
HARBOR CONDOMINIUMS		PO BOX 2084	PETERSBURG	AK	99833-2084
HEATHER ISLAND INC		PO BOX 478	PETERSBURG	AK	99833-0478
HEMENWAY AMY B	HEMENWAY MATTHEW J	PO BOX 2012	PETERSBURG	AK	99833-2012
HILLSIDE RENTALS LLC		PO BOX 2125	PETERSBURG	AK	99833-2125
HJORT STANLEY DAVID HJORT VIVIAN GAIL	STANLEY AND VIVIAN HJORT LIVING TRUST	PO BOX 828	PETERSBURG	AK	99833-0828
HOFACRE ROSS S	PFUNDT ERIN N	PO BOX 1205	PETERSBURG	AK	99833-1205
HOFSTETTER SARAH C	HOFSTETTER PHILIP J	PO BOX 1580	PETERSBURG	AK	99833-1580
KATASSE-MILLER MARY		PO BOX 175	SALEM	SD	57058-0175
KILLIAN PAUL H		PO BOX 1942	PETERSBURG	AK	99833-1942
KIRCHNER MELODY		PO BOX 438	PETERSBURG	AK	99833-0438
KITO RICHARD & THOMAS	KITO TYRONE & THERMAN	PO BOX 287	PETERSBURG	AK	99833-0287
KITOS KAVE INC		PO BOX 1510	PETERSBURG	AK	99833-1510
LARSON DOUG		PO BOX 2156	PETERSBURG	AK	99833-2156
LOPEZ CHRISTOPHER & LORENZO	LOPEZ CECILIA & CHRISTINA	18709 WHIRLAWAY RD	EAGLE RIVER	AK	99577
MAGOUN AUDREY J TRUSTEE	AUDREY J MAGOUN TRUST	12820 NORA DR	ANCHORAGE	AK	99515
MCCONVILLE KRISTY		PO BOX 1907	PETERSBURG	AK	99833-1907
MCCULLOUGH KARIN		PO BOX 707	PETERSBURG	AK	99833-0707
MCCULLOUGH LAUREL C		PO BOX 707	PETERSBURG	AK	99833-0581
MEDALEN HAROLD	MEDALEN SIGRID	PO BOX 352	PETERSBURG	AK	99833-0352
MENEZES HARVEY L		PO BOX 2148	PETERSBURG	AK	99833-2148
MILLER JASON L	MILLER VANESSA K	PO BOX 1473	PETERSBURG	AK	99833-1473
NARVERUD ARTHUR E	NARVERUD MARY M	4676 HERITAGE OAKS LN	FAIRFIELD	CA	94534-1309
NELSON DONALD R		PO BOX 442	PETERSBURG	AK	99833-0442
NELSON ROBERT M	ROBERT M NELSON REVOCABLE TRUST	PO BOX 627	PETERSBURG	AK	99833-0627
NILSEN MICHAEL W	NILSEN MAMIE F	PO BOX 532	PETERSBURG	AK	99833-0532
OHMER DAVE N		PO BOX 13	PETERSBURG	AK	99833-0013
OTNESS JOHN J		PO BOX 2077	PETERSBURG	AK	99833-2077
PAUL CARSON S	PAUL SONJA A	PO BOX 883	PETERSBURG	AK	99833-0883
PRIEST POINT LLC		PO BOX 53	PETERSBURG	AK	99833-0053
PULLAR SCOTT	PULLAR GRETCHEN	PO BOX 1094	PETERSBURG	AK	99833-1094
PULLAR TAYLOR	PULLAR SCOTT & GRETCHEN	PO BOX 1501	PETERSBURG	AK	99833-1501
RICHARDS BRIAN	RICHARDS ALEKSANDRA	PO BOX 1866	PETERSBURG	AK	99833-1866
ROBERGE SCOTT W	SMITH JANE	PO BOX 2169	PETERSBURG	AK	99833-2169
SCHWEITZER DAN		PO BOX 1667	PETERSBURG	AK	99833-1667
SHORT LUKE P		PO BOX 802	PETERSBURG	AK	99833-0802
SONDENAA ANITA	SONDENAA LEROY	PO BOX 1115	PETERSBURG	AK	99833-1115
SONS OF NORWAY		PO BOX 629	PETERSBURG	AK	99833-0629
SUNSET CONDOMINIUM ASSOCIATION		PO BOX 2005	PETERSBURG	AK	99833-2005
THOMASSEN FRED	C/O GREG LUTTON	PO BOX 1924	PETERSBURG	AK	99833-1924
TOYOMURA DARYL H	TOYOMURA JENNIFER L	PO BOX 1237	PETERSBURG	AK	99833-1237
US FOREST SERVICE		PO BOX 21628	JUNEAU	AK	99802-1628
VILLA FINANCE LLC		1923 W 300 E	LEHI	UT	84043
WESTRE BRUCE	WESTRE WENDY	PO BOX 786	PETERSBURG	AK	99833-0786
WHITETHORN DAVID	WHITETHORN ELOISE K	PO BOX 636	PETERSBURG	AK	99833-0636
WILLIAMS DONALD		4112 TAKU BLVD	JUNEAU	AK	99801
ZUSE LLC		PO BOX 373	PETERSBURG	AK	99833-0373