

Planning Commission Report & Finding of Fact

Meeting Date: July 8, 2025

APPLICANT/AGENT:

Dave Ohmer

OWNER(S), IF DIFFERENT:

Petersburg Borough

LEGAL DESCRIPTION:

Lot 5 & 6, Block 78, Southeast Addition,
Plat #69-202

LOT AREA:

Lot 5 – 6,600 sf
Lot 6 – 6,000 sf

LOCATION:

805 and 807 Haugen Drive.

SURROUNDING ZONING:

Lot 5:

North: SF

South: SF

East: Public Use

West: SF

Lot 6:

North: SF

South: SF

East: SF

West: SF

ZONING:

Single Family Residential (SF)

PID:

Lot 5 - 01-006-320

Lot 6 - 01-006-321

APPLICATION SUBMISSION DATE:

April 11, 2025

I. APPLICANT REQUEST: The applicant has requested to purchase 2 borough-owned properties for development of rental housing at 805 and 807 Haugen Drive.

II. APPLICABLE CODE:

16.12 ACQUISITION OR DISPOSAL OF BOROUGH PROPERTY 19.20 SINGLE-FAMILY RESIDENTIAL

III. FINDINGS:

1. Subject properties are owned by the Petersburg Borough and are not needed for a public purpose.
2. Subject properties are zoned single-family residential, which is consistent with proposed use.
3. Lot areas are substandard for the SF district, which requires a minimum of 8,000 sf. However, the lots were created in 1969 by subdivision and considered legal nonconforming.
4. Subject properties have legal and practical access from Haugen Drive. Haugen Drive is a State of Alaska right-of-way.
5. Lots have access to municipal power, water, and wastewater utility. However, subject properties may not have water/sewer service stubbed to the property line.
6. There is a 10' wide utility easement along Haugen Drive to protect the existing water main. Applicant will need to ensure the 10" water main is stabilized and its integrity maintained during and after construction of a driveway.
7. The surrounding area is well developed residential area with new WERC building and future hospital planned nearby. WERC/hospital entrance is located on Haugen Drive just to the north of the subject properties.

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8. The comprehensive Plan recommends this area be maintained as low-density residential, which is consistent with the proposed use.
9. The proposal is consistent with the Comprehensive Plan goal to “encourage higher density housing while ensuring quality of neighborhoods and individual structures” by “increase[ing] the supply of housing within the already developed parts of town.”(p 54).
10. Alaska DOT encroachment permit may be required for driveway/approach from Haugen Drive.
11. Building and electrical permits are required prior to construction of new dwellings.

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:

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

1. The commission recommends the Borough Assembly approve the sale of the subject properties.
2. Subject properties are owned by Petersburg Borough and are not needed for a public purpose.
3. Subject properties are zoned as required by code.
4. The applicant is proposing to develop new rental housing. This proposed use is consistent with the existing single-family residential zoning and with the borough’s comprehensive plan.
5. The applicant shall consult with EMS and Medical Center regarding location of driveway.
6. The Public Works Department shall review and approve the applicant’s plan for a driveway prior to construction to ensure integrity of the existing water main.
7. The applicant is responsible for obtaining all necessary federal, state, and local permits and approvals prior to development.

VII. EXHIBITS:

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

A. Applicant Material



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: KT

Fee: \$ 500⁰⁰

Date Rec'd:

4/7/25

Date: 3/17/25

This is a request for land disposal via:

☐ Lease
☒ Purchase

☐ Exchange
☐ Other

(Describe)

Parcel ID #(s) of Subject Property:

01006321
01006320

Proposed term of lease: _____
(total years)

Legal Description(s) of Property:

Lot 6, Plat 69-202, Southeast Addition
Lot 5, Plat 69-202, Southeast Addition

Current Zoning of Property:

Single Family Residential
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:

Dave Ohmer

Applicant Mailing Address:

P.O. Box [REDACTED]
Petersburg AK 99833

Applicant Contact Info:
(telephone and email)

[REDACTED]
[REDACTED]

1. Size of Area requested (identify the minimum area necessary in square feet): ^{2 lots} ~9900 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)

I would like to build additional rental housing on these lots. Petersburg is currently very short on housing and these lots in the downtown area with close proximity to the schools, businesses, churches and hospital should be part of our housing available housing land area. I would like the opportunity to develop it.

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

Otis and Diane Marshall
Sam and Linda Bunge
Petersburg Borough

804 Gjoa St
800 Gjoa St / 801 Hauge Dr
New Hospital Land

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)

Borough Building Permit

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

A. Name, address and place of incorporation: NA

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

Name and address of registered agent: NA

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

These properties currently are not helping the community solve our housing shortage. I have a history of developing safe, sound, and affordable housing in Petersburg and would like the opportunity to acquire these lots to provide more local housing.

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

These lots are in the city center and are zoned SFR. I would build homes that match the zoning specified in the comprehensive plan.

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: PMPL HAS NO NEED FOR THIS PROPERTY.

Karl Heg
Signature of Department Commenter

Department Comments: See attached comments from Community & Economic Director Cabrera.

Signature of Department Commenter

Department Comments: See attached comments from Public Works
Director Cotta.

Signature of Department Commenter

Department Comments: _____

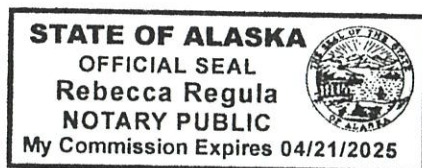
Signature of Department Commenter

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.



[Signature]
Applicant/Applicant's Representative Signature

Dave Ohmer
Printed Name

Subscribed and sworn to by Rebecca Regula, who personally appeared

before me this 11 day of April, 2025.

[Signature]
Notary Public in and for the State of Alaska.
My Commission Expires: 4.21.2025

Debra Thompson

From: Liz Cabrera
Sent: Tuesday, March 18, 2025 7:22 AM
To: Debra Thompson; Chris Cotta
Subject: Re: Dave Ohmer Land Purchase Application

Community Development has no public purpose need for these parcels.

Thanks,
Liz

From: Debra Thompson <dthompson@petersburgak.gov>
Sent: Monday, March 17, 2025 7:53 PM
To: Liz Cabrera <lcabrera@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>
Subject: Dave Ohmer Land Purchase Application

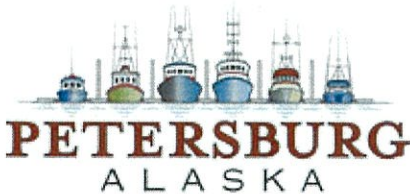
Hi Liz & Chris,

Please see attached a land purchase application from Dave Ohmer for Lots 5&6, Plat 69-202, Southeast Addition (PID #01-006-320 & 01-006-321). Please fill out Section 10 of the application (or just email me back) regarding whether these parcels are needed by your departments for a public purpose.

Thank you,
Debbie

Debra K. Thompson, CMC
Borough Clerk/Human Resources Director

Petersburg Borough
907-772-5405



Debra Thompson

From: Chris Cotta
Sent: Friday, March 21, 2025 3:10 PM
To: Debra Thompson; Liz Cabrera
Cc: Becky Regula
Subject: RE: Dave Ohmer Land Purchase Application

Public Works does not need these parcels for a public purpose. Thanks,

Chris

From: Debra Thompson <dthompson@petersburgak.gov>
Sent: Monday, March 17, 2025 3:54 PM
To: Liz Cabrera <lcabrera@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>
Subject: Dave Ohmer Land Purchase Application

Hi Liz & Chris,

Please see attached a land purchase application from Dave Ohmer for Lots 5&6, Plat 69-202, Southeast Addition (PID #01-006-320 & 01-006-321). Please fill out Section 10 of the application (or just email me back) regarding whether these parcels are needed by your departments for a public purpose.

Thank you,
Debbie

Debra K. Thompson, CMC
Borough Clerk/Human Resources Director

Petersburg Borough
907-772-5405





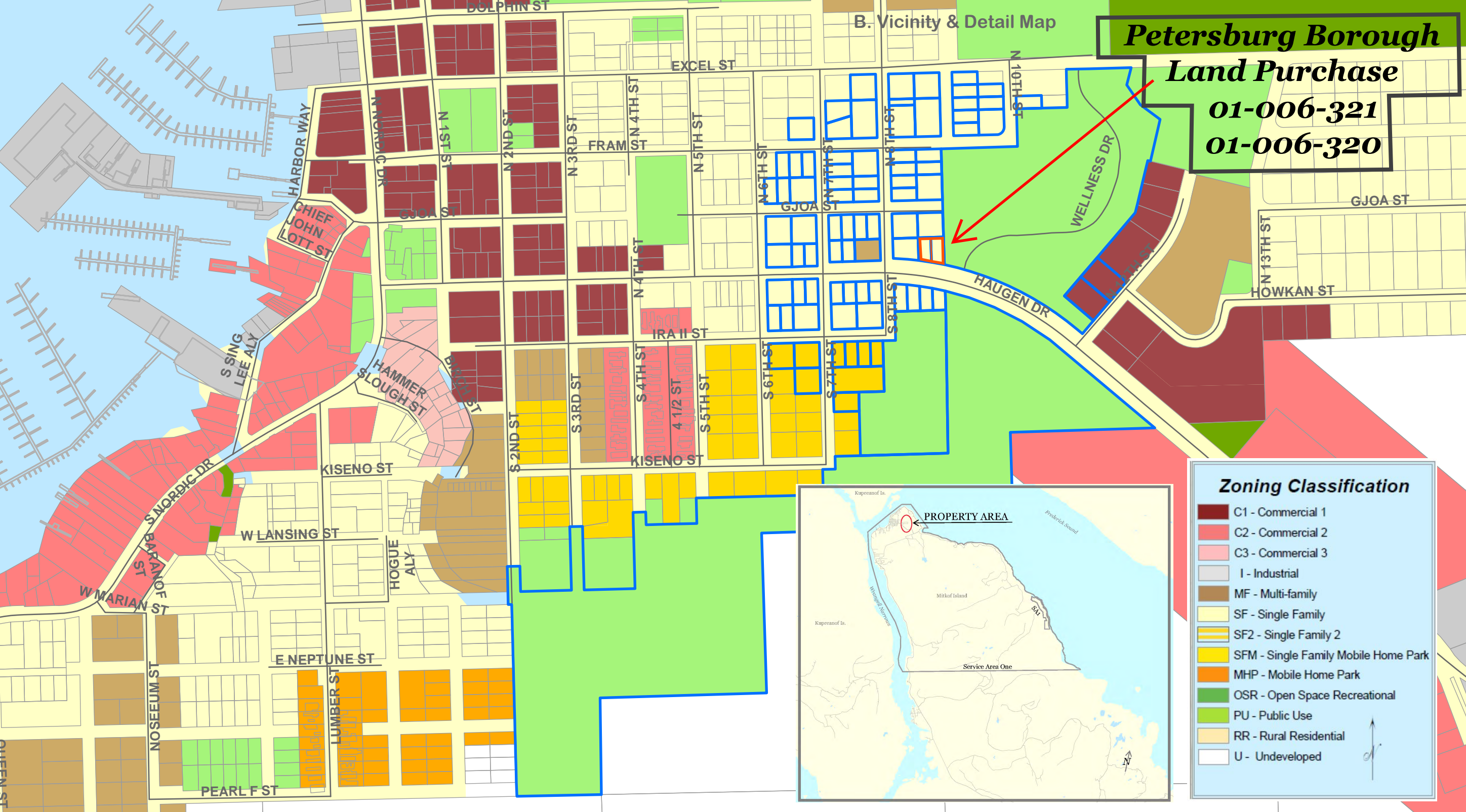
B. Vicinity & Detail Map

Petersburg Borough

Land Purchase

01-006-321

01-006-320



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 23, 2025

JOHNSON CARLEE RAE BAXTER-MCINTOSH RANS
PO BOX 2162
PETERSBURG, AK 99833-2162

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 Dave Ohmer to purchase borough owned properties at 805 and 807 HAUGEN DR (PID's: 01-006-321, 01-006-320).

The public hearing and consideration of the application will be held:	Tuesday, July 8th, 2025, 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
CHRIST FRY	
HEATHER O'NEIL	
JIM FLOYD	
JOHN JENSEN	
PHIL MEEKS	
MARIETTA DAVIS	
DONALD SPERL	
OHMER DAVE N	
BETHESDA FELLOWSHIP	BETHESDA FELLOWSHIP
CHURCH OF GOD	BETHESDA FELLOWSHIP
BRYNER ETHAN	
BUNGE WILLIAM	BUNGE LINDA
CAPLES PENNIE	CAPLES DUSTIN
CASTRO ERIC	
CLEMENS GEORGE D	CLEMENS MARY A
COLLISON JEREMY N	COLLISON MARISSA A
CURTISS CRAIG CURTISS NANCY A	CURTISS LIVING TRUST
DUNHAM LARRY D	MACDONALD LARINE H
EWING LYNN R	EWING DONNA M
GIESBRECHT STEPHEN D	ROKEY MARY D
HANSON JOHN	HANSON ARLENE
HISAW EDMOND K	HISAW MELANIE G
HUETTL ANN P	
ISLAND PROPERTIES LLC	
JOHNSON CARLEE RAE	BAXTER-MCINTOSH RANS
KAER JOHN C	KAER VICTORIA G
KVERNVIK KURT G	KVERNVIK JANET L
LARSON ERIK C	
LITTLETON RODNEY	LITTLETON IRENE J
LITTLETON RYAN	
LOCKHART MARCI A	
MALDONADO-LOPEZ ALEJANDRO	WARE VERONICA
MARSH OTIS	MARSH DIANE
MARTIN ROBERT W	MARTIN BECKY J
MEDALEN HAROLD DAVID	MEDALEN CHRISTINE MAY
MIDKIFF NATHAN	
NELSON DONALD	NELSON BETTY
OHMER NICHOLAS E	OHMER RACHEL M
OLSEN GORDON SCOTT	
OLSEN ROBERT G JR	OLSEN NICCOLE M
OVERDORFF ERIC C	OVERDORFF KELLY J
PADGETT ROBERT C	PADGETT JOAN D
PALLISSARD MATTHEW P	
PETERSBURG INDIAN ASSOCIATION	
PILCHER JERRID W	PILCHER REBECCA M
RANDRUP JEFF A	RANDRUP MELVA Y
RANDRUP PATRICIA P	
SCHNEIDER KATHRYN M	
SMALL DALTON E L	
SNIDER BROCK	
SNIDER JEANETTE	STRICKLAND RALPH
STEELE WILLIAM	
STEWART DAVID L	
THOMPSON ELIZABETH	
TURLAND BECKY A	
US COAST GUARD	
WAECHTER ROBERT LOUIS	WAECHTER CHRISTINE LYNN
WARE ADAM	WARE WILLIAM JR
WRIGHT CHADWICK C	JOHNSON SARAH A
ZIEMKE ROBERT M	ZIEMKE LINNEA L

D. Public Comment

From: [Rakkasan68](#)
To: [Anna Caulum](#)
Subject: Dave Ohmer to buy Lots 5 & 6, Bk 78
Date: Tuesday, June 24, 2025 3:45:58 PM
Attachments: [Bunge, 2013-16.pdf](#)

External Email! Use Caution

Hi, Thanks for the opportunity to comment.

As the owners of Lot 9, Block 78, adjacent to Lots 5 & 6, we approve of the sale of Lots 5 & 6, Block 78, for the development of affordable housing. No objection from us.

Linda & Sam Bunge

OWNERS' APPROVAL CERTIFICATE

We certify that the WILLIAM SAMUEL AND LINDA BUNGE LIVING TRUST is the owner of Lots 9 and 10, Block 78, Southeast Addition, within U.S. Survey No. 1252. We, Wm. Samuel Bunge and Linda J. Bunge, are the trustees. For the Trust, we approve this survey and this plat.

Wm. Samuel Bunge TEE 29 Aug 2013
Wm. Samuel Bunge, Trustee date

Linda J. Bunge TEE 29 Aug 2013
Linda J. Bunge, Trustee date

NOTARY'S ACKNOWLEDGEMENT

I certify that I am a public notary for the State of

Alaska. I certify that on the 29 day of August 2013
Wm. Samuel Bunge, Trustee, and Linda J. Bunge, Trustee,
signed this plat.



LEGEND

Monuments established by this survey

- 2 X 2 in. wood post, original monument of plat 69-202, replaced by aluminum post, 2 1/2 X 30 ins., with 3 in. diameter aluminum cap
- aluminum post, 2 1/2 X 30 ins., with 3 in. diameter aluminum cap
- 2 X 2 in. wood post, original monument of plat 69-202, replaced by aluminum rod, 5/8 in. X 9 ft., with 3 in. diameter aluminum cap
- aluminum rod, 5/8 in. X 9 ft., with 3 in. diameter aluminum cap

Monuments recovered by this survey

- brass cap
- 2 X 2 in. wood post, original monument of plat 69-202, replaced by 5/8 in. steel rebar.

LAND SURVEYOR'S NOTES

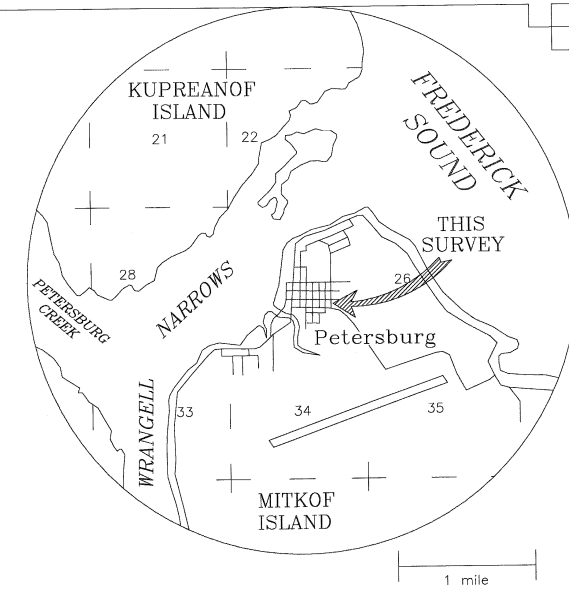
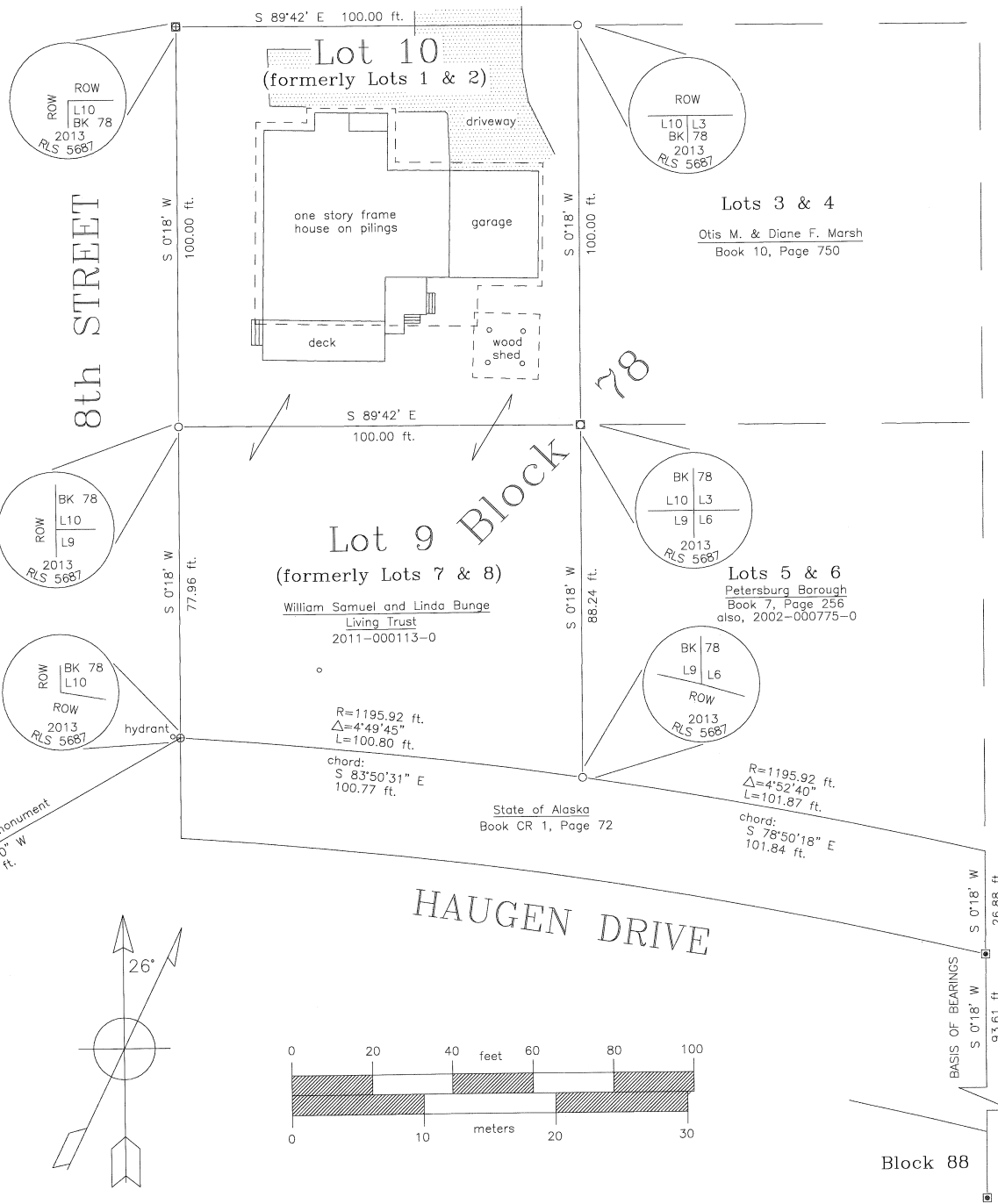
- The basis of bearings for this survey is the bearing of record shown on plat No. 69-202, Southeast Addition, between the two monuments, both recovered, on the east sideline of Blocks 78 and 88.
- The documents on which this survey is based are:
Plat 69-202, Southeast Addition, August 1967
Deed to the State of Alaska filed in CR Book 1,
Page 72, with right-of-way plat, July 1973
Deed to the WILLIAM SAMUEL AND LINDA BUNGE LIVING TRUST, filed as document No. 2011-000113-0, January 2011
- The location of Lots 9 and 10 was determined by the recovery of four 2 X 2 inch wooden stakes, monuments set by the survey of the Southeast Addition.
- Lot 10 contains 10,000 square feet.
- Lot 9 contains 8,714 square feet.

APPROVAL BY THE PLATTING BOARD,
PETERSBURG BOROUGH

I certify that this survey and plat of Lots 9 and 10, Block 78, meets the platting requirements of the Petersburg Borough. This plat is approved for recording in the office of The District Recorder.

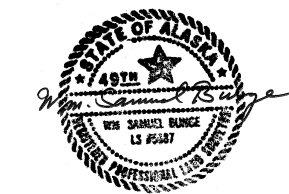
Director, Community Development
Petersburg Borough
9/23/13 date

GJOA STREET



LAND SURVEYOR'S CERTIFICATE

I, Wm. Samuel Bunge, certify that I am a land surveyor registered by the State of Alaska. I performed the survey that located the property lines and the structures shown on this plat. The monuments depicted hereon actually exist on the ground, as shown. The traverse upon which this survey is based closed better than 1 part in 10,000. The dimensions and other details on this plat are correct, to the best of my professional knowledge and belief.



2013-16
Plat #
Petersburg
Rec Dist
Oct. 4 2013
Date
Time 1:33 P.M.

RECORD OF SURVEY
PETERSBURG RECORDING DISTRICT
LOTS 9 and 10, BLOCK 78

SOUTHEAST ADDITION
within U.S. SURVEY No. 1252
PETERSBURG BOROUGH, ALASKA

Wm. Samuel Bunge
RLS 5687

31 July 2013



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, July 08, 2025

12:00 PM

Assembly Chambers

1. Call to Order

The meeting was called to order at 12:00PM.

2. Roll Call

PRESENT

Commission Chair Chris Fry
Commission Vice-Chair Heather O'Neil
Commissioner Jim Floyd
Commissioner John Jensen

ABSENT

Commissioner Marietta Davis
Commissioner Phillip Meeks
Commissioner Donald Sperl

3. Acceptance of Agenda

The agenda was accepted as presented.

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

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

4. Approval of Minutes

A. June 10, 2025, Meeting Minutes

The June 10, 2025, meeting minutes were unanimously approved.

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

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

5. Public Comments

None

6. Consent Calendar

None

7. Public Hearing Items

- A. Recommendation to the Borough Assembly regarding an application from Dave Ohmer to purchase borough owned properties at 805 and 807 HAUGEN DR (PID's: 01-006-321, 01-006-320).

Dave Ohmer spoke regarding his plans for the lots he would like to purchase. He would like to build rental housing on the properties and help the city with housing crisis. Dave said he advertised his newly built rental on Second Street and within 4 hours he received 19 calls. Two months ago, he had two other places available, in 6 hours he had 27 calls and in two days, 15 completed applications.

Commissioner Jensen asked Mr. Ohmer if he plans to build single-family or duplex. Mr. Ohmer responded by saying the only way to make them cost effective is duplex.

Mary Clemens spoke representing herself she owns a home on Fram Street, two streets over from the proposal. She wanted to express her feelings toward Otis and Diane Marsh; these lots backup to their place, the Marsh's are one the most effected by the hospital construction.

Gary Aulbach spoke representing himself. Mr. Aulbach asked Mr. Ohmer where the utilities are for those lots. Mr. Ohmer responded that water is available through the main, and sewer is believed to be close by. The driveway would be off Haugen, Mr. Ohmer said.

Motion made by Commissioner Floyd, Seconded by Commissioner Jensen.

Commissioner Floyd spoke about the reason for approving these lots.

Commission Chair Fry spoke regarding the lack of rentals and how it has impacted hiring at the schools.

Commission Vice-Chair O'Neil agreed there is a need for more housing.

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

- B. Consideration of an application from Lisa and Bryan Haas for a variance from the front-yard setback requirement to allow for construction of a pole-barn within 5' of the property line at 782 MITKOF HIGHWAY (PID:01-174-152).

Lisa and Bryan Haas spoke regarding their variance request to build a boat shed and made themselves available for any questions.

Commissioner Floyd asked how far the property line was off the road. Ms. Haas shared a plat image from her phone and mentioned the skinny lot in the front is going to be combined.

Discussion.

Motion made by Commissioner Floyd, Seconded by Commissioner Jensen.

Commissioner Floyd mentioned he appreciated the Haas's showing the plat image. Commissioner Jensen agreed.

Commission Vice-Chair O'Neil said she has no problem with it because it is tucked way off from the road, it is a huge right of way.

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

8. Non-Agenda Items

A. Commissioner Comments

None

B. Staff Comments

Director Liz Cabrera mentioned we do have agenda items for August. Secondly, there were additional scam emails sent to the applicants from the last meeting. Director Cabrera wanted to remind everyone that we do not request money to be wired to the Borough or request additional money after an application fee has been paid.

C. Next Meeting is August 12, 2025, at 12:00PM.

9. Adjournment

The meeting adjourned at 12:20PM.

Motion made by Commissioner Jensen, Seconded by Commissioner Floyd.

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