Planning Commission Staff Report & Findings of Fact

Meeting Date: April 8, 2025

APPLICANT/AGENT: OWNER(S), IF DIFFERENT: Nordic Real Estate LLC Petersburg Borough

Sarah & Randal Holmgrain

LEGAL DESCRIPTION: LOT AREA:
Lot 4A, Skylark II Sub 4,332 sq ft

Plat 90-14

LOCATION: SURROUNDING ZONING:

1107 S Nordic Dr

North: Industrial South: Single Family East: Commercial-1

ZONING:East: Commercial-1Commercial 1West: Commercial-1

PID:

01-010-737

APPLICATION SUBMISSION DATE:

1/28/2025

RECOMMENDATION:

Approve with conditions

<u>I. APPLICANT REQUEST:</u> The applicant has requested to lease borough-owned property at 1107 S. Nordic Drive.

II. APPLICABLE CODE:

16.12 Acquisition and Disposal of Borough Land

III. FINDINGS:

- a. The proposed lease parcel is located at 1107 S Nordic Dr.
- b. The borough has no public purpose need for the subject property.
- c. The parcel is small and development potential is limited.
- d. The property is zoned Commercial 1, which is consistent with the proposed use.
- e. Applicant is seeking to lease the property to improve access to their building on their adjacent property.

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 lease borough-owned property.
- b. Criteria -

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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

Proposed motion: I move the commission recommend to the borough assembly to approve a lease of borough-owned property along with findings and report as presented.

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

- 1. Subject property is zoned as required by code.
- 2. Subject property is small and would be difficult to develop on its own.
- 3. The parcel is not needed for any public purpose.
- 4. The applicant's intended use supports the goal of providing safe, quality rental housing for borough residents.

EXHIBITS

- A. Applicant materials
- B. Vicinity & Detail Maps
- C. Public Hearing Mailout



Petersburg Borough, Alaska

Land Disposal Application (\$500.00 non-refundable filing fee required)

(\$500.00 non-refundable filing fee required)

Form must be completed in its entirety to be considered

Office Use:
Rec'd. by:
Fee: \$500
Date Rec'd:
1/28/25

Date: 1/27/2025	5	This is a reques	t for land disposal via:
		LeasePurchase	ExchangeOther
Parcel ID #(s) of Subject Pr	roperty:		(Describe)
01-010- 737		Proposed term of	(Describe) of lease: <u>Syr. term</u> with <u>3</u> (total years) (Syn. optims)
Legal Description(s) of Pro Lot 4A, Skylar Plat 90-14	perty: k II Subdivisia	(Current Zoning of Property: Commercial 1
 State of Federal Agenc Federally Recognized Nonprofit Entity 	approximate box below	v:	ode Section 16.12.030 as one of
Applicant Name:	Mordic Rea POBOX 19=	d Estate L	LC
Applicant Mailing Address:	PO BOX 197	75	
Applicant Contact Info: (telephone and email)		grain Ran	ndal Holmgraini 1774 Teholmgraine yahoo.com

1.	Size of Area requested (identify the minimum area necessary in square feet): 4, 372
2. with t	Attach a map showing the location of the parcel(s) requested. Map must show surrounding area the land requested clearly marked with bolded borders or highlighted color.
the ap	If applicant is applying to purchase property under PMC 16.12.030 for a public benefit purpose, oplication must include, at a minimum, the following:
	a) a conceptual plan;b) a financial plan; andc) a development timeline
or rer	Narrative on use of property: Explain proposed use of land and when use is expected to begin and. Include any planned new construction or renovation, including time-frame when construction movation will be completed and type of materials to be used. Provide the estimated dollar value of used improvements. Explain the value of the proposal to the economy of the borough and any other mation you feel should be considered. (attached additional sheet if necessary) See a Hacked explanation.
	Name and address of all adjacent land owners or lessees, including upland owner(s) if applicable: the additional sheet if necessary) who Elena Roundfree, 11095. Nordic Hermosa Holdings LCC, 1103 S. Nordic KSchwartz Aktrust, 11115. Nordic The Mill Inc. 504 wesley V Perschen, 1104 S. Nordic Petersburg Borough, 1104 Odin
5.	Are there any existing permits or leases covering any part of the land applied for?
	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) Permit to install driveway falley

7.	If app	licant is a corporation, provide the following information:
	A.	Name, address and place of incorporation: Nordic Real EstatuLLC PO Box 1975, Petersburg, Ak 99833 24 Halvy Lave, Petersburg, Ak 99833
	B.	Is the corporation qualified to do business in Alaska?: Yes No
Name	e and add	dress of registered agent: Sarah Holmgrain, 70 Box 1975
100	1 all	hould the Planning Commission recommend Assembly approval of this request? ere there is not a downside. Access to Lot 44 on the property at 1105 to be updated and d. I think we can all agree it is time for a ft and will only improve the neighbor hood.
- 1	pter Idina Danne	s this request consistent with the Borough's comprehensive plan? 3 Land Use + Environment - "encorage high quality as" Chapter te "Housing". With the removation desirability of the property will which also leads to move housing.
speak: Harbo	equested ing with or or Pu	o submitting this application, please verify with pertinent Borough Departments that the d for lease, purchase, exchange or other disposal is not needed for a public purpose by the appropriate personnel in the Electric, Water, Wastewater, Community Development, blic Works Departments and obtain their comments and signatures below. (attachet if necessary):
Depar Pow	tment Co	ight and Public Works.
Denar	tment Co	Signature of Department Commenter omments:
		minones.
		Signature of Department Commenter
		- B B - Paramont Commenter

Department Comments:	
	Signature of Department Commenter
Department Comments:	
	Signature of Department Commenter
NOTICE TO APPLICANT(s):	1
Application must be submitted to the Boroug application moves forward, the applicant will for other costs. See, PMC 16.12.030C(2)(a), 16.	h with a non-refundable filing fee of \$500. If the be required to deposit with the Borough payment 12.090, and 16.16.070A, as applicable.
16.12 and 16.16 (as they may pertain to my	ved a copy of Petersburg Municipal Code Chapters particular application) and understand the Code d to sign this application on behalf of the applicant.
Please sign application in the presence of a Nor	aughter -
	Applicant/Applicant's Representative Signature Sarah Holmgrain Printed Name
	Timed Name
Subscribed and sworn to by Sarah Holm before me this day of day of	ymin, who personally appeared
	Debre K Thomps
STATE OF ALASKA OFFICIAL SEAL	Notary Public in and for the State of Alaska. My Commission Expires: 3/6/2026

Debra K. Thompson
NOTARY PUBLIC
My Commission Expires 03/06/2026

Attachment 3.

We would like to create an alleyway or driveway on 1107 S Nordic, Lot 4A, to provide better access for maintaining our building located at 1105 S Nordic Drive. Once the driveway is created, we intend to use it immediately to continue the repairs at 1105 S Nordic. We plan to use it indefinitely for access to the south side of 1105 S Nordic for continued ongoing maintenance. In addition, if the driveway is made wide enough it could provide full access to the back of the building, which makes it easier to maintain and stay up to date on any needed repairs. Some tree removal will be necessary to since clearing the land to make the driveway may cause some of them to be unstable.

Reid Brothers has provided an estimate of \$47,000. Additional funds will need to be spent to remove any trees that are unstable or pose a hazard. That will be determined closer to the commencement of the work.

If approved, we anticipate the work to be done this spring/summer, 2025.

As we are all aware, there is a shortage of housing. We purchased The Narrows to renovate it and provide updated, safe, clean, housing in the community. It will be exceedingly difficult to proceed with the planned repairs if access to the south side is difficult, which it is at this time. The clearing of Lot 4A or a portion of it would allow safer easier access for the contractors and help us maintain the property more effectively in the future. In addition, large tree branches that are on Lot 4A hang over the roof onto the building dropping debris and contributing to the degradation of the roof and thereby shortening its life span and costing us more money as the roof will then need to be replaced sooner than expected if current conditions remain. Tree removal will also permit substantially more light and airflow on the south side and keep the area dry in our very wet climate.

The planned repairs will increase the value of 1105 S Nordic and in turn provide more tax revenue for the Borough. The repairs will also increase housing opportunities in Petersburg reducing the pressure on an already very tight rental market which encourages residents to stay and potential residents housing options. If it is easier to access all sides of the building it makes the repairs go faster and smoother, allowing us to maintain the property more easily after the improvements have been completed.

Our goal is to revitalize the property and provide additional safe, clean, inviting housing in the community, a more aesthetically pleasing property, and improve the neighborhood overall.

Debra Thompson

From:

Liz Cabrera

Sent:

Wednesday, February 12, 2025 12:17 PM

To:

Debra Thompson

Subject:

Re: Nordic Real Estate LLC Lease Application

Community Development has no need for the subject parcel for a public purpose.

From: Debra Thompson

Sent: Monday, February 3, 2025 3:59 PM

To: Liz Cabrera; Chris Cotta; Karl Hagerman; Stephen Giesbrecht

Subject: Nordic Real Estate LLC Lease Application

All,

Please see the lease application, attached. Please let me know if your department(s) need the subject parcel for a public purpose (PID #01-010-737, Lot 4A, Skylark II Subdivision, Plat 90-14).

Thank you, Debbie

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

Petersburg Borough 907-772-5405



Debra Thompson

From:

Kevin Hess

Sent:

Wednesday, February 5, 2025 2:11 PM

To:

Debra Thompson

Cc:

Karl Hagerman; Sarah O'Brocta; Stephen Giesbrecht

Subject:

RE: Nordic Real Estate LLC Lease Application

Debra,

Currently PMPL has a service pole that is set on this property; it is approximately 100 feet from the property line on S. Nordic. This service pole provides power to the residences of Dean Roundtree at 1109 S. Nordic and Mike Schwartz at 1111 S. Nordic. A power line easement would need to be set in place for these residences. Also, if a road were to be built, depending on the location of the road and the depth of the excavation, the pole may need to be moved and set deeper into the ground. This cost would need to be paid for by the Lessee. If you have any questions, please let me know.

Thanks

Kevin

From: Stephen Giesbrecht <sgiesbrecht@petersburgak.gov>

Sent: Tuesday, February 4, 2025 1:35 PM **To:** Kevin Hess <khess@petersburgak.gov>

Cc: Karl Hagerman < khagerman@petersburgak.gov>; Sarah O'Brocta < sobrocta@petersburgak.gov>

Subject: FW: Nordic Real Estate LLC Lease Application

Kevin, take a look and let Debbie know if PMPL has any concerns with this lease application.

thanks

From: Debra Thompson < dthompson@petersburgak.gov>

Sent: Monday, February 3, 2025 4:00 PM

To: Liz Cabrera < lizabrera@petersburgak.gov; Chris Cotta < ccotta@petersburgak.gov; Karl Hagerman

< khagerman@petersburgak.gov >; Stephen Giesbrecht < sgiesbrecht@petersburgak.gov >

Subject: Nordic Real Estate LLC Lease Application

All,

Please see the lease application, attached. Please let me know if your department(s) need the subject parcel for a public purpose (PID #01-010-737, Lot 4A, Skylark II Subdivision, Plat 90-14).

Thank you, Debbie

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

Debra Thompson

From:

Chris Cotta

Sent:

Thursday, February 20, 2025 2:08 PM

To:

Debra Thompson

Subject:

RE: Nordic Real Estate LLC Lease Application

Debbie,

Sorry for the delay – I did need to talk with some of my crew about that area which took a few days to catch up with everybody. Public Works has no need for the subject property.

Thanks, Chris

From: Debra Thompson dthompson@petersburgak.gov

Sent: Thursday, February 20, 2025 1:09 PM To: Chris Cotta <ccotta@petersburgak.gov>

Subject: FW: Nordic Real Estate LLC Lease Application

Hi Chris,

I don't find that I received a reply from you regarding the attached lease application.

Thank you, Debbie

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

Petersburg Borough 907-772-5405



From: Debra Thompson

Sent: Monday, February 3, 2025 4:00 PM

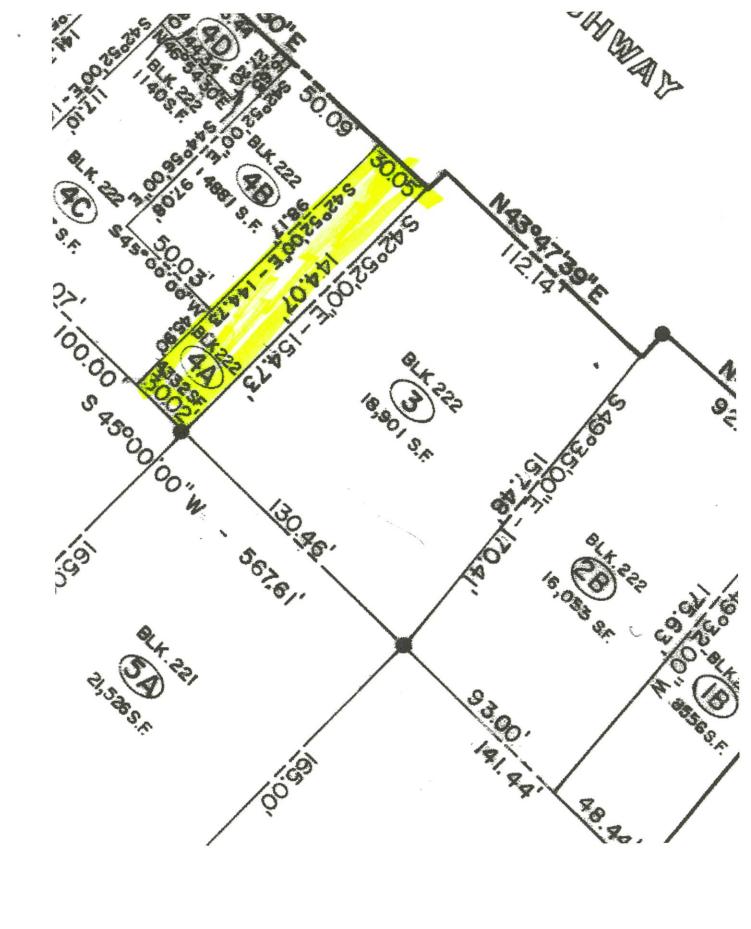
To: Liz Cabrera < lizabrera@petersburgak.gov; Chris Cotta ccotta@petersburgak.gov; Karl Hagerman

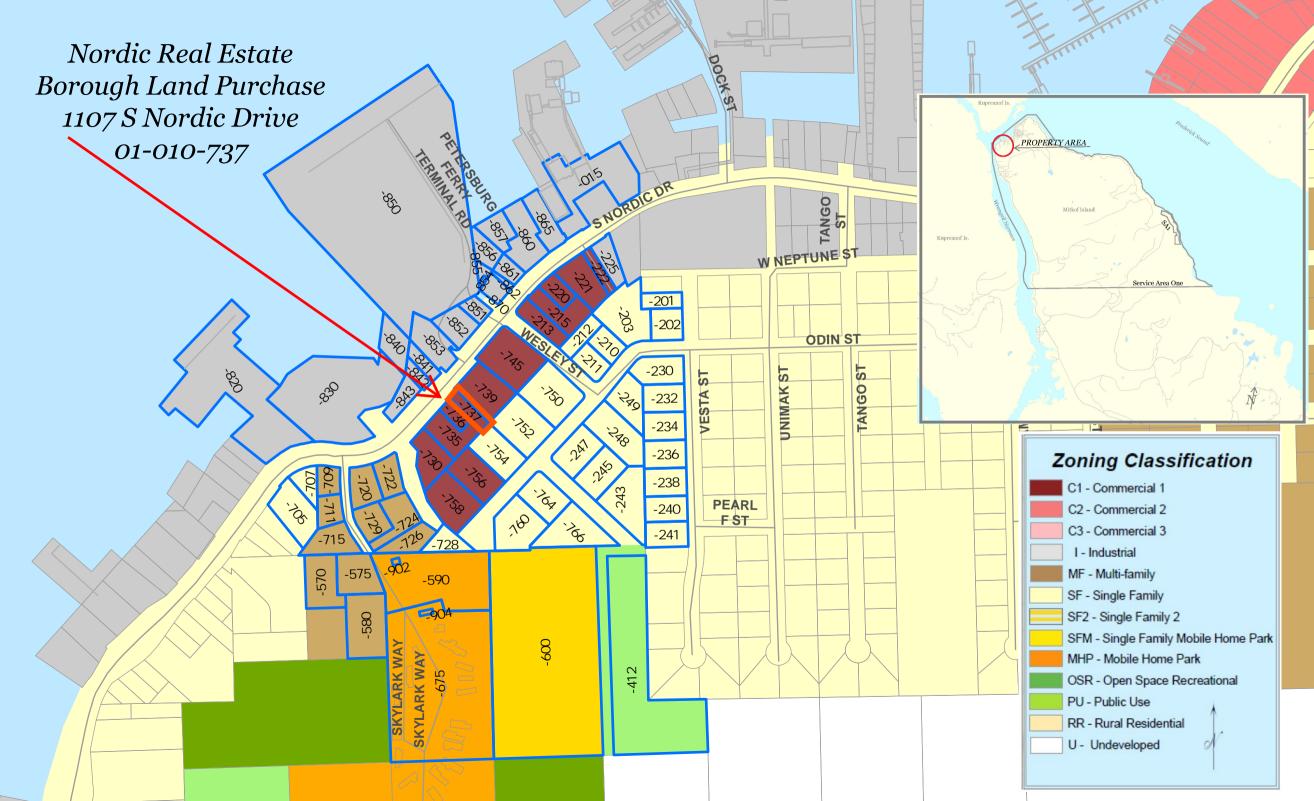
< khagerman@petersburgak.gov >; Stephen Giesbrecht < sgiesbrecht@petersburgak.gov >

Subject: Nordic Real Estate LLC Lease Application

All,









March 18, 2025

HOLMGRAIN RANDAL E HOLMGRAIN SARAH PO BOX 1975 PETERSBURG, AK 99833-1975

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 Nordic Real Estate LLC to lease borough-owned property at 1107 S NORDIC DR (PID: 01-010-737).

Tuesday, April 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

CHRIST FRY	Name1	Name2	Address1	City	State	Zip
DO SOX 281	CHRIST FRY		PO BOX 1440	PETERSBURG	AK	99833-1440
DON NOS NOS NOS NOS NOS NOS NOS NOS NOS N	HEATHER O'NEIL		PO BOX 1083	PETERSBURG	AK	99833-1083
PRILLERS	JIM FLOYD		PO BOX 281	PETERSBURG	AK	99833-0281
DO BOX 673 PETERSBURG AC 99833-0678 DO BOX 1407 PETERSBURG AC 99833-1079 PO BOX 1407 PETERSBURG AC 99833-1079 PO BOX 1975 PETERSBURG AC 99833-1079 PO BOX 1975 PETERSBURG AC 99833-1075 PET	JOHN JENSEN		PO BOX 681	PETERSBURG	AK	99833-0681
DONAL 1467 PETERSURG AC 99831-1407 NOBICE REAL ESTATE LU	PHIL MEEKS		PO BOX 1514	PETERSBURG	AK	99833-1514
MORDIC REAL ESTATE LLC	MARIETTA DAVIS		PO BOX 673	PETERSBURG	AK	99833-0673
AGNER MARGARET H	DONALD SPERL		PO BOX 1407	PETERSBURG	AK	99833-1407
ALSAKS ATRIC F	NORDIC REAL ESTATE LLC		PO BOX 1975	PETERSBURG	AK	99833-1975
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EC PHILLIPS AND SONS INC PETERSBURG AK 99833-007 ELLIS MARY ANNE PO BOX 472 PETERSBURG AK 9983-007 GANSKE MORRILL ELLEN M 112 BLACK POWDER CIR FO ENDOM AK 95630 GARD TIMOTHY GARD LISA 21700 WILDPLOWER DR NEWBERG CR 97132 GRANDERG LOREEN PO BOX 1393 PETERSBURG AK 99833-1093 HOLMGRAIN RANDAL E HOLMGRAIN SARAH PO BOX 1995 PETERSBURG AK 9983-1975 LITSHEIM PETER LITSHEIM THERESA PO BOX 1758 PETERSBURG AK 9983-1758 LYONS HEID PESCHON LIV ONELL HEATHER PO BOX 527 PETERSBURG AK 9983-0527 LYONS HEID PESCHON LIV ONELL HEATHER PO BOX 527 PETERSBURG AK 9983-0527 LYONS JACK C LYONS HEIDI PO BOX 527 PETERSBURG AK 9983-0527 LYONS JACK C LYONS HEIDI PO BOX 527 PETERSBURG AK 9983-0527 MARY SCHWARTUST MARSH DONNA PO BOX 424 PETERSBURG	CONNOR WILLIAM H JR		1668 E HARMONY WAY	QUEEN CREEK	ΑZ	85140-5176
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HERMOSA HOLDINGS LLC						
HOLMGRAIN RANDALE HOLMGRAIN SARAH PO BOX 1975 PETERSBURG						
LITSHEIM PETER LITSHEIM THERESA PO BOX 356 PETERSBURG AK 99833-0856 LYNN CYNTHIA E PO BOX 527 PETERSBURG AK 99833-1758 LYONS FIGID PERSCHON LIV ONGIL HEATHER PO BOX 527 PETERSBURG AK 99833-0527 LYONS JACK C LYONS HEIDI PO BOX 434 PETERSBURG AK 99833-025 M&K SCHWARTZ AK TRUST PO BOX 434 PETERSBURG AK 99833-025 MARSH KIRT MARSH DONNA PO BOX 255 PETERSBURG AK 99833-025 MARTINIGLY DARBY MATTINGLY NICHOLE PO BOX 783 PETERSBURG AK 99833-0783 MURDOCK WILLIAM CHARLES MURDOCK EILEEN ROSE PO BOX 850 PETERSBURG AK 99833-0476 NEWMAN TANGI L ONGIL HEATHER PO BOX 476 PETERSBURG AK 99833-0476 ONEIL DENNIS ONGIL HEATHER PO BOX 1984 PETERSBURG AK 99833-1083 ONGUP PERRICK G O'SOUP KELLY N PO BOX 1994 PETERSBURG AK 99833-1083 OYSOUP SE		HOI MGRAIN SARAH				
LYNN CYNTHIA E PO BOX 1758 PETERSBURG AK 99833-1758 LYONS HEIDI PERSCHON LIV ONEIL HEATHER PO BOX 527 PETERSBURG AK 99833-0527 LYONS JACK C LYONS HEIDI PO BOX 527 PETERSBURG AK 99833-0527 M&K SCHWARTZ AK TRUST PO BOX 434 PETERSBURG AK 99833-0434 MAROHI, AARON PO BOX 1421 PETERSBURG AK 99833-0255 MARSH KIRT MARSH DONNA PO BOX 783 PETERSBURG AK 99833-0255 MORRIS CHRISTINA MATTINGLY NICHOLE PO BOX 783 PETERSBURG AK 99833-0783 MURDOCK WILLIAM CHARLES MURDOCK EILEEN ROSE PO BOX 850 PETERSBURG AK 99833-0850 NEWMAN TANGI L TO DERRICK G O'SOUP KELLY N PO BOX 476 PETERSBURG AK 99833-1083 OSCUP DERRICK G O'SOUP KELLY N PO BOX 1364 PETERSBURG AK 99833-1083 PERRY DONALD E PERRY LYNNE M PO BOX 1366 PETERSBURG AK 99833-1364 PEERS						
LYONS HEIDI PERSCHON LIV ONEIL HEATHER PO BOX 527 PETERSBURG AK 99833-0527 LYONS JACK C LYONS HEIDI PO BOX 527 PETERSBURG AK 99833-0527 M&K SCHWARTZ AK TRUST PO BOX 434 PETERSBURG AK 99833-0257 MARSH LRIT MARSH DONNA PO BOX 1255 PETERSBURG AK 99833-0257 MARTINGLY DARBY MATTINGLY DICHOLE PO BOX 783 PETERSBURG AK 99833-0259 MURDOCK WILLIAM CHARLES MURDOCK EILEEN ROSE PO BOX 850 PETERSBURG AK 99833-0850 NEWMAN TANGI L ONEIL HEATHER PO BOX 1083 PETERSBURG AK 99833-0850 OYSOUP DERRICK G O'SOUP KELLY N PO BOX 1083 PETERSBURG AK 99833-1083 O'SOUP DERRICK G O'SOUP KELLY N PO BOX 1994 PETERSBURG AK 99833-1083 O'SOUP DERRICK G PERRY LYNNE M PO BOX 1904 PETERSBURG AK 99833-1083 O'SOUP DERRICK G PERRY LYNNE M PO BOX 128 PETERSBURG AK 99833-1049 <td></td> <td>ENSITEM THERESA</td> <td></td> <td></td> <td></td> <td></td>		ENSITEM THERESA				
LYONS JACK C LYONS HEIDI PO BOX 527 PETERSBURG AK 99833-0527 M&K SCHWARTZ AK TRUST PO BOX 434 PETERSBURG AK 99833-0434 MAROHL AARON PO BOX 255 PETERSBURG AK 99833-0425 MARSH KIRT MARSH DONNA PO BOX 783 PETERSBURG AK 99833-0783 MORRIS CHRISTINA MATTINGLY NICHOLE PO BOX 783 PETERSBURG AK 99833-0783 MURDOCK WILLIAM CHARLES MURDOCK EILEEN ROSE PO BOX 856 PETERSBURG AK 99833-0476 NEWMAN TANGI L ONEIL HEATHER PO BOX 1083 PETERSBURG AK 99833-0476 NEWMAN TANGI L O'SOUP KELLY N PO BOX 1093 PETERSBURG AK 99833-1047 O'SOUP DERRICK G O'SOUP KELLY N PO BOX 1994 PETERSBURG AK 99833-1936 O'SOUP DERRICK G PETERSBURG AK 99833-1936 PETERSBURG AK 99833-1936 O'SOUP DERRICK G PETERS O'SOUP KELLY NE M PO BOX 1994 PETERSBURG AK 99833-1936		ONEIL HEATHER				
M&K SCHWARTZ AK TRUST PO BOX 434 PETERSBURG AK 99833-0434 MAROHL AARON PO BOX 255 PETERSBURG AK 99833-0255 MARSH KIRT MARSH KIRT MARTHINGLY DICHOLE PO BOX 783 PETERSBURG AK 99833-1421 MATTINGLY DARBY MATTINGLY NICHOLE PO BOX 783 PETERSBURG AK 99833-1421 MORRIS CHRISTINA 709 95TH DR SE LAKE STEVENS WA 98258-3929 MURDOCK WILLIAM CHARLES MURDOCK EILEEN ROSE PO BOX 476 PETERSBURG AK 99833-0450 NEWMAN TANGI L PO BOX 476 PETERSBURG AK 99833-103 O'SOUP BERRICK G O'SOUP KELLY N PO BOX 1083 PETERSBURG AK 99833-1080 PERKER SAMUBLLA MAE PO BOX 1364 PETERSBURG AK 99833-1184 PERRY LYNNE M PO BOX 128 PETERSBURG AK 99833-1124 PETERSON RAYMOND G PETERSON ELIZABETH K PO BOX 1434 PETERSBURG AK 99833-1431 RENO SEAIRA SCHONBERG FRANZ PO BOX 1434						
MAROHL AARON PO BOX 255 PETERSBURG AK 99833-0255 MARSH KIRT MARSH DONNA PO BOX 1421 PETERSBURG AK 99833-1421 MATTINGLY DARBY MATTINGLY NICHOLE PO BOX 783 PETERSBURG AK 99833-1421 MORRIS CHRISTINA 709 95TH DR SE LAKE STEVENS WA 98258-3929 MURDOCK WILLIAM CHARLES MURDOCK EILEEN ROSE PO BOX 850 PETERSBURG AK 99833-0850 NEWMAN TANGI L ONEIL HEATHER PO BOX 476 PETERSBURG AK 99833-0476 ONEIL DENNIS ONEIL HEATHER PO BOX 1994 PETERSBURG AK 99833-1083 O'SOUP EERRICK G O'SOUP KELLY N PO BOX 1994 PETERSBURG AK 99833-1364 PERRY DONALD E PERRY LYNNE M PO BOX 1566 PETERSBURG AK 99833-1566 PERESCHON LIV M PO BOX 1491 PETERSBURG AK 99833-1491 PISTON AND RUDDER SERVICE INC PO BOX 1491 PETERSBURG AK 99833-1491 PISTON AND RUDDER SERVICE EINC PO BOX 149		ETOTO TIELDT				
MARSH KIRT MARSH DONNA PO BOX 1421 PETERSBURG AK 99833-1421 MATTINGLY DARBY MATTINGLY NICHOLE PO BOX 783 PETERSBURG AK 99833-0783 MORRIS CHRISTINA 709 95TH DR SE LAKE STEVENS WA 98253-0829 MURDOCK WILLIAM CHARLES MURDOCK EILEEN ROSE PO BOX 476 PETERSBURG AK 99833-0476 NEWMAN TANGI L PO BOX 476 PETERSBURG AK 99833-0476 ONSUP DERRICK G O'SOUP KELLY N PO BOX 1994 PETERSBURG AK 99833-1083 O'SOUP DERRICK G O'SOUP KELLY N PO BOX 1994 PETERSBURG AK 99833-1083 O'SOUP DERRICK G O'SOUP KELLY N PO BOX 1994 PETERSBURG AK 99833-1083 PERKY DONALD E PERRY LYNNE M PO BOX 1566 PETERSBURG AK 99833-1566 PERSCHON LIV M PETERSON RAYMOND G PETERSON RAYMOND G PETERSON RAYMOND G PETERSBURG AK 99833-1491 PISTON AND RUDDER SERVICE INC SERON SEAIRA ROUNDTREE ARIEL M PO BOX 1491						
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MURDOCK WILLIAM CHARLES MURDOCK EILEEN ROSE PO BOX 850 PETERSBURG AK 99833-0850 NEWMAN TANGI L PO BOX 476 PETERSBURG AK 99833-0476 ONEIL DENNIS ONEIL HEATHER PO BOX 1083 PETERSBURG AK 99833-1083 O'SOUP DERRICK G O'SOUP KELLY N PO BOX 1994 PETERSBURG AK 99833-1083 PERRY DONALD E PERRY LYNNE M PO BOX 1364 PETERSBURG AK 99833-1366 PERSCHON LIV M PO BOX 128 PETERSBURG AK 99833-1083 PETERSON RAYMOND G PETERSON ELIZABETH K PO BOX 1491 PETERSBURG AK 99833-1018 PETERSON RAYMOND G PETERSON ELIZABETH K PO BOX 1491 PETERSBURG AK 99833-1018 RENO SEAIRA SCHONBERG FRANZ PO BOX 1491 PETERSBURG AK 99833-1494 ROUNDTREE DEAN & ELENA ROUNDTREE ARIEL M PO BOX 1497 PETERSBURG AK 99833-1497 SKYLARK PARK LLC PO BOX 1497 PETERSBURG AK 99833-1497 STROMDAHL J		WATTINGET MICHOEL				
NEWMAN TANGI L PO BOX 476 PETERSBURG AK 99833-0476 ONEIL DENNIS ONEIL HEATHER PO BOX 1083 PETERSBURG AK 99833-1083 O'SOUP DERRICK G O'SOUP KELLY N PO BOX 1994 PETERSBURG AK 99833-1083 PERRY DONALD E PERRY LYNNE M PO BOX 1566 PETERSBURG AK 99833-1364 PERRY DONALD E PERRY LYNNE M PO BOX 128 PETERSBURG AK 99833-1566 PERRY DONALD E PETERSON ELIZABETH K PO BOX 128 PETERSBURG AK 99833-1018 PETERSON RAYMOND G PETERSON ELIZABETH K PO BOX 1491 PETERSBURG AK 99833-1491 PISTON AND RUDDER SERVICE INC PO BOX 1308 PETERSBURG AK 99833-1491 PISTON SEALRA SCHONBERG FRANZ PO BOX 1434 PETERSBURG AK 99833-1493 ROUNDTREE KYLE PO BOX 1497 PETERSBURG AK 99833-1497 SKYLARK PARK LLC PO BOX 1497 PETERSBURG AK 99833-1497 STROMDAHL MARY PO BOX 128		MURDOCK FILEEN BOSE				
ONEIL DENNIS ONEIL HEATHER PO BOX 1083 PETERSBURG AK 99833-1083 O'SOUP DERRICK G O'SOUP KELLY N PO BOX 1994 PETERSBURG AK 99833-1994 PARKER SAMUELLA MAE PO BOX 1364 PETERSBURG AK 99833-1364 PERRY DONALD E PERRY LYNNE M PO BOX 1566 PETERSBURG AK 99833-1566 PERSCHON LIV M PO BOX 128 PETERSBURG AK 99833-0128 PETERSON RAYMOND G PETERSON ELIZABETH K PO BOX 1491 PETERSBURG AK 99833-1491 PISTON AND RUDDER SERVICE INC PO BOX 1308 PETERSBURG AK 99833-1491 RENO SEAIRA SCHONBERG FRANZ PO BOX 1434 PETERSBURG AK 99833-1494 ROUNDTREE EDEAN & ELENA ROUNDTREE ARIEL M PO BOX 1497 PETERSBURG AK 99833-1497 SKYLARK PARK LLC PO BOX 2070 PETERSBURG AK 99833-120 STROMDAHL MARY PO BOX 1326 PETERSBURG AK 99833-079 THE MILL INC PO BOX 790 PETERSBURG		WORDOCK EILLEN NOSE				
O'SOUP DERRICK G O'SOUP KELLY N PO BOX 1994 PETERSBURG AK 99833-1994 PARKER SAMUELLA MAE PO BOX 1364 PETERSBURG AK 99833-1364 PERRY DONALD E PERRY LYNNE M PO BOX 1566 PETERSBURG AK 99833-1566 PERSCHON LIV M PO BOX 128 PETERSBURG AK 99833-1028 PETERSON RAYMOND G PETERSON ELIZABETH K PO BOX 1491 PETERSBURG AK 99833-1491 PISTON AND RUDDER SERVICE INC PO BOX 1308 PETERSBURG AK 99833-1494 RENO SEAIRA SCHONBERG FRANZ PO BOX 1434 PETERSBURG AK 99833-1494 ROUNDTREE DEAN & ELENA ROUNDTREE ARIEL M PO BOX 1497 PETERSBURG AK 99833-1497 SKYLARK PARK LLC PO BOX 2070 PETERSBURG AK 99833-1207 STROMDAHL JAMES STROMDAHL MARY PO BOX 126 PETERSBURG AK 99833-198 TONKA SEAFOODS PO BOX 1420 PETERSBURG AK 99833-1490 TUCKER EMIL K CHRISTENSEN CARIN L PO BOX		ONEIL HEATHER				
PARKER SAMUELLA MAE PERRY LYNNE M PO BOX 1364 PETERSBURG AK 99833-1364 PERRY DONALD E PERRY LYNNE M PO BOX 1566 PETERSBURG AK 99833-1566 PERSCHON LIV M PO BOX 128 PETERSBURG AK 99833-0128 PETERSON RAYMOND G PETERSON ELIZABETH K PO BOX 1491 PETERSBURG AK 99833-1491 PISTON AND RUDDER SERVICE INC PO BOX 1308 PETERSBURG AK 99833-1491 RENO SEAIRA SCHONBERG FRANZ PO BOX 1434 PETERSBURG AK 99833-1434 ROUNDTREE DEAN & ELENA ROUNDTREE ARIEL M PO BOX 454 PETERSBURG AK 99833-1497 SKYLARK PARK LLC PO BOX 2070 PETERSBURG AK 99833-1497 SKYLARK PARK LLC PO BOX 1326 PETERSBURG AK 99833-126 TANGATAILOA STACIE 400 NE 153RD ST SHORELINE WA 99833-1026 THE MILL INC PO BOX 790 PETERSBURG AK 99833-1420 TUCKER EMIL K CHRISTENSEN CARIN L PO BOX 1420 PETERSBU						
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PETERSCHON LIV M PETERSON RAYMOND G PETERSON ELIZABETH K PO BOX 128 PETERSBURG AK 99833-0128 PETERSON RAYMOND G PETERSBURG PETERSBURG AK 99833-1491 PISTON AND RUDDER SERVICE INC PO BOX 1308 PETERSBURG AK 99833-1308 RENO SEAIRA SCHONBERG FRANZ PO BOX 1434 PETERSBURG AK 99833-1434 ROUNDTREE DEAN & ELENA ROUNDTREE DEAN & ELENA ROUNDTREE ARIEL M PO BOX 454 PETERSBURG AK 99833-0454 ROUNDTREE KYLE PO BOX 1497 PETERSBURG AK 99833-1497 SKYLARK PARK LLC PO BOX 2070 PETERSBURG AK 99833-2070 STROMDAHL JAMES STROMDAHL MARY PO BOX 1326 PETERSBURG AK 99833-1326 TANGATAILOA STACIE THE MILL INC PO BOX 790 PETERSBURG AK 99833-0790 TONKA SEAFOODS TONKA SEAFOODS TUCKER EMIL K CHRISTENSEN CARIN L PO BOX 1785 PETERSBURG AK 99833-1785 WOOD GEORGE WOOD SUSAN PO BOX 2100 PETERSBURG AK 99833-2100		DEDDY LYNNE M				
PETERSON RAYMOND G PETERSON ELIZABETH K PO BOX 1491 PETERSBURG PO BOX 1308 PETERSBURG RENO SEAIRA SCHONBERG FRANZ PO BOX 1434 PETERSBURG ROUNDTREE DEAN & ELENA ROUNDTREE DEAN & ELENA ROUNDTREE ARIEL M PO BOX 454 PETERSBURG ROUNDTREE KYLE PO BOX 1497 PETERSBURG ROUNDTREE KYLE PO BOX 2070 PETERSBURG ROUNDTREE SBURG ROUNDTREE KYLE PO BOX 2070 PETERSBURG ROUNDTREE SBURG ROUNDTREE KYLE PO BOX 2070 PETERSBURG ROUNDTREE SBURG ROUNDTREE KYLE PO BOX 1326 PETERSBURG ROUNDTREE SBURG R		PERRY LYNNE IVI				
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STROMDAHL JAMES STROMDAHL MARY PO BOX 1326 PETERSBURG AK 99833-1326 TANGATAILOA STACIE 400 NE 153RD ST SHORELINE WA 98155 THE MILL INC PO BOX 790 PETERSBURG AK 99833-0790 TONKA SEAFOODS PO BOX 1420 PETERSBURG AK 99833-1420 TUCKER EMIL K CHRISTENSEN CARIN L PO BOX 1785 PETERSBURG AK 99833-1785 WOOD GEORGE WOOD SUSAN PO BOX 902 PETERSBURG AK 99833-2000 YOUNG ELROY L & ALICE H PO BOX 2100 PETERSBURG AK 99833-2100						
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TONKA SEAFOODS TUCKER EMIL K CHRISTENSEN CARIN L PO BOX 1785 PETERSBURG AK 99833-1420 PO BOX 1785 PETERSBURG AK 99833-1785 PO BOX 902 PETERSBURG AK 99833-0902 POUNG ELROY L & ALICE H PO BOX 2100 PETERSBURG AK 99833-2100						
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WOOD GEORGEWOOD SUSANPO BOX 902PETERSBURGAK99833-0902YOUNG ELROY L & ALICE HPO BOX 2100PETERSBURGAK99833-2100						
YOUNG ELROY L & ALICE H PO BOX 2100 PETERSBURG AK 99833-2100						
		WOOD SUSAN				
REGULA RANDY R & REBECCA A PO BOX 1687 PETERSBURG AK 99833-1687						
	REGULA RANDY R & REBECCA A		PO BOX 1687	PETERSBURG	AK	99833-1687