

PLANNING COMMISSION REPORT

Action # 2026-0304
Meeting Date: 3/10/2026
Applicant(s): Taylor C. Jensen
Property Owner(s): Petersburg Borough
Agent/Representative:
Property Address: 505 Mill Street
Legal Description: Lot 2, Blk 245, 1252A
Parcel ID 01-011-328
Acreage/Lot Size 5,000 sf
Current Zoning Single-family Residential
Comp Plan Designation: n/a
Request Type: Purchase of borough-owned land

EXECUTIVE SUMMARY

Applicant Request: Purchase borough-owned property

Recommendation: **Recommend Approval with Conditions**

Key Issues: Access to the subject property is by pedestrian trail.

Utilities are located at adjacent property, It may not be possible to extend service lines to subject property.

PROJECT DESCRIPTION

Proposal Details

Intended Use Expand applicant's property.
Building/Development Possible residential development
Site Improvements
Operations Plan
Timeline

SITE CHARACTERISTICS

Size: 5,000 sq ft
Topography: wooded/below road grade
Existing Structures: none
Legal Access: Mill St
Utilities: Adjacent property owned by applicant has utilities
Flood Zone: Zone A
Constraints:

ZONING AND LAND USE ANALYSIS

Current Zoning

Zone Single-family Residential

Intent SFR provides a sound and attractive residential neighborhood.

Principal Uses Uses outlined in Section 19.20.020 for SFR, include, but are not limited to, single-family homes, two-family homes, and accessory buildings.

Conditional Uses Conditional uses outlined in Section 19.20.040 for SFR include, but are not limited to, home occupation, private schools, church, public buildings.

Surrounding Zoning		Actual Land Use	
North	Single-family Residential		Residential
South	Single-family Residential		Vacant
East	Single-family Mobile Home		Residential
West	Single-family Residential		Vacant

LOT DEVELOPMENT STANDARDS

Standard	Required	Proposed	Conforms?	Comment
Min. Lot Size	8,000	5,000	No	Nonconforming
Setback - Front	20			
Setback - Side	10			
Setback - Rear	20			
Max. Lot Coverage	35%			
Max. Building Height	3 stories, NTE 35'			
Parking Spaces	2			

STANDARDS ANALYSIS (PMC 16.12.050-16.12.080)

Disposal of borough property shall not be approved unless the property involved has been zoned by the borough.

Property is zoned, single-family residential.

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. The planning commission may also require an applicant to furnish development plans.

Applicant has no immediate plans for development. Lot is located in floodplain and may be difficult to develop. Utilities located on Applicant's adjacent lot.

DEPARTMENT REVIEWS

Department Name	Comments
Public Works:	No public need for the property.
Power & Light:	No public need for the property.
Fire/EMS:	No public need for the property.

PUBLIC NOTICE

The borough provided public notice consistent with PMC 16.12.080. Notice was mailed by first class mail to the owner of record of the property within a distance of six hundred feet of the exterior boundary of the property that is the subject of the application. See Attachment D for notification list.

FINDINGS AND CONDITIONS OF APPROVAL

Findings of Fact

- Finding 1: Subject property is owned by the borough and not needed for public purpose.
- Finding 2: Subject property is zoned as required by code.
- Finding 3: Legal access is Mill St. Practical access is by pedestrian trail.
- Finding 4: Adjacent lot owned by applicant is served by utilities and lift station.
- Finding 5: Extending service lines to the subject lot may not be possible.

Recommended Conditions of Approval

Condition 1: Sale of property should ensure future development of subject property by requiring either consolidation of the subject property with the Applicant owned adjacent lot, or Applicant granting a utility easement to benefit subject property allowing utility service lines to be extended to the subject property.

ALTERNATIVES

The Planning Commission has the following options:

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

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

ATTACHMENTS

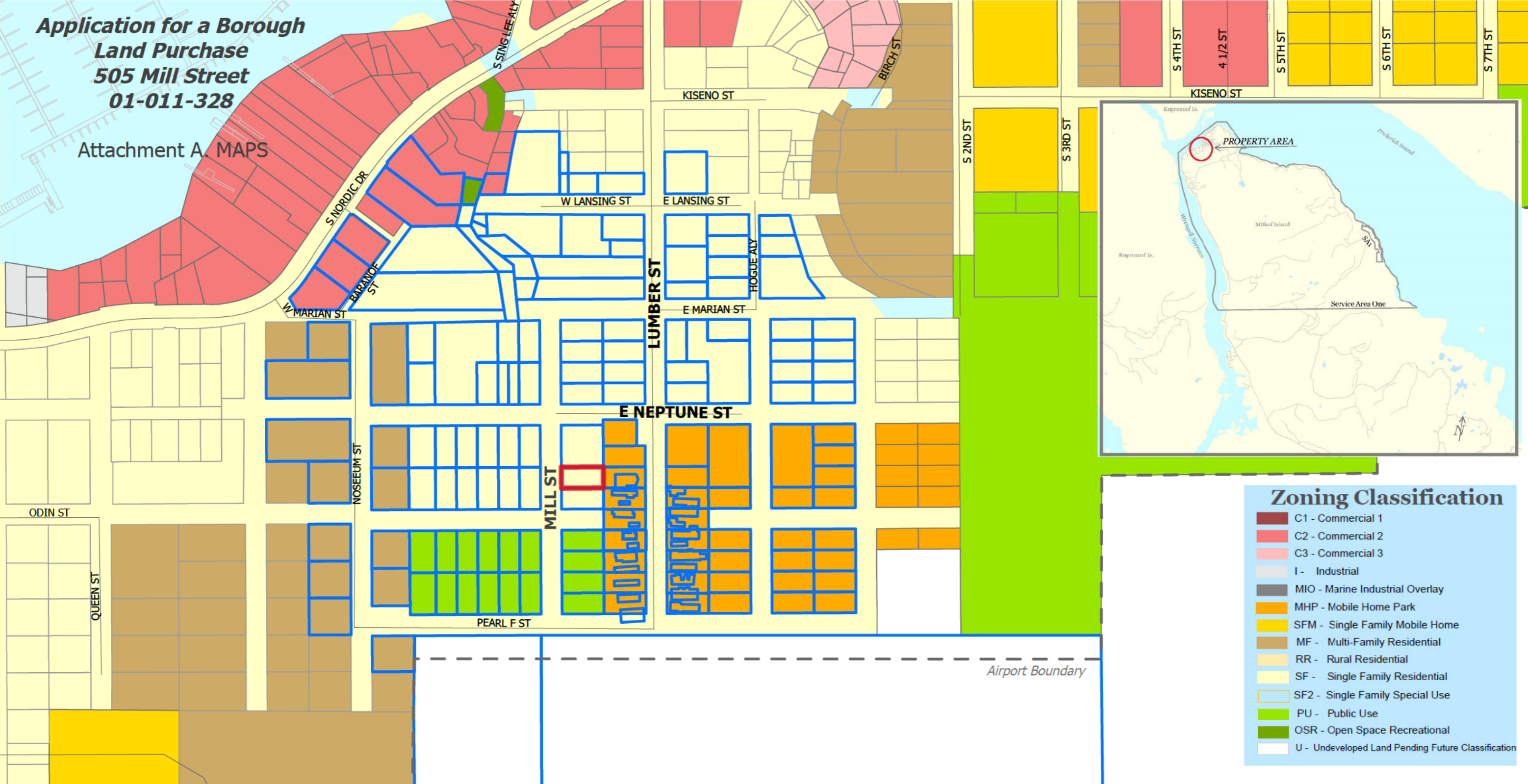
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|------------------------|--------------------|--------------------------|
| A. Maps | C. Public Comments | E. Draft Meeting Minutes |
| B. Applicant Materials | D. Public Notice | |

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.

**Application for a Borough
Land Purchase
505 Mill Street
01-011-328**

Attachment A. MAPS



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

Petersburg Borough Land Disposal Application

Applicant Name:

Taylor Jensen

This is a request for land disposal via:

Check One	Type of Land Disposal
	Lease: Proposed Term of Lease _____ Total Years
	Land Exchange
X	Purchase
	Other

Parcel ID #(s) of Subject Property:

01-011-328	

Is the Applicant applying to purchase under Petersburg Municipal Code Section 16.12.030 as one of the following? If yes, check the appropriate box below:

<input type="checkbox"/>	State of Federal Agency
<input type="checkbox"/>	Federally Recognized Tribe
<input type="checkbox"/>	Nonprofit Entity
<input type="checkbox"/>	Applying to Purchase for a Public Benefit Purpose per PMC 16.12.03

1. Size of Area Requested (identify the minimum area necessary in square feet):

5000 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 clear some of the trees that are leaning
towards my house, extend my driveway for more
parking, and eventually build a small shop.

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)

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

A. Name, address and state of incorporation

Name:
Address:
Telephone #:

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

8. Why should the Assembly approve of this request?

<i>It would increase Revenue through Property taxes.</i>

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

11. Is the property tidelands? Yes No

If Yes, and you are seeking to purchase the property, describe why the sale of the tidelands, as contrasted with a lease, is in the borough's best interests:

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.

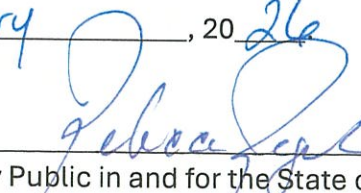
I hereby certify that I have received and reviewed a copy of Petersburg Municipal Code Chapters 16.12 and 16.16 (as they may pertain to my particular application) and understand the Code requirements. I further certify I am authorized to sign this application on behalf of the applicant.

Please sign application in the presence of a Notary Public.

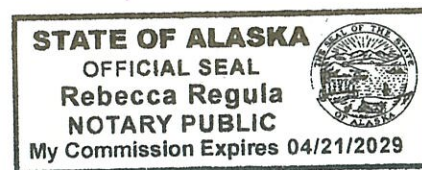

Applicant/Applicant's Representative Signature


Printed Name

Subscribed and sworn to by Taylor Jensen, who personally appeared
before me this 6th day of February, 2026


Notary Public in and for the State of Alaska.

My Commission Expires: 2-6-2026



**Submit your completed application to the Borough Clerk.
The following pages are for borough use only.**

Borough Use Only
Petersburg Borough Land Disposal Application

Filing Fee Received By: <i>KT</i>	Date Received:
Payment Type: <i>credit card</i>	<i>2.6.2026</i>

Legal Description(s) of Property: _____ :

<i>Lot 2 Block 245 Section 34 Township 58S</i>
<i>Range 79E US Survey 1252A</i>

Current Zoning of Property

<i>Single family residential</i>

Borough Department Comments Section

Verify that the land requested for lease, purchase, exchange or other disposal is not needed for a public purpose. Electric, Water, Wastewater, Community Development, Harbor and Public Works Department

1. Department Comments:

<i>Public Works has no public need for this property.</i>

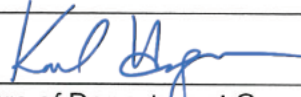
Public Works
Name of Department

Aaron Marohl
Signature of Department Commenter

2. Department Comments:

Power and Light has no need for the subject property.

Power and Light



Name of Department

Signature of Department Commenter

3. Department Comments:

The Harbor has no need for this property.

Harbor Department

Glo Wallen

Name of Department

Signature of Department Commenter

4. Department Comments:

ComDev has no public need for the property.

Community Development

Liz Cabrera

Name of Department

Signature of Department Commenter

5. Department Comments:

Name of Department

Signature of Department Commenter

6. Department Comments:

Name of Department

Signature of Department Commenter

505 Mill Street Map





February 24, 2026

ELLIS KELLY CHRISTINE ELLIS PATRICK ARLAND



NOTICE OF SCHEDULED PUBLIC HEARINGS

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

A recommendation to the Borough Assembly regarding an application from Taylor Jensen to purchase borough owned property at 505 MILL ST (PID: 01-011-328).

The public hearing and consideration of the application will be held:	Tuesday, March 10, 2026, at 12:00 PM Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via ZOOM , please contact Anna Caulum at 907-772-5409.	

Interested persons desiring to present their views on the applications, either in writing or verbally, will be given the opportunity to be heard during the above-mentioned hearing. Said hearing may be continued from time to time as necessary. If the Planning Commission is unable to meet at the date and time stated above, this application will be considered at a future meeting with no further notice provided except for the general notice provided to the public.

TO SUBMIT WRITTEN COMMENTS TO THE PLANNING COMMISSION	
By Mail:	PO Box 329, Petersburg, Alaska 99833
By Email:	acaulum@petersburgak.gov
Hand-Deliver:	Petersburg Municipal Building, 12 S. Nordic Dr.

The Petersburg Municipal Code (PMC) provides for an appeal of a Planning Commission decision to the Borough Assembly by the property owner or a governmental agency, or any property owner within 600' of the applicant property and requires that such an appeal be filed within 10 consecutive calendar days of the date the decision is made. For more information regarding appeal requirements, please see PMC Chapter 19.92.

Sincerely,

Liz Cabrera
Community & Economic Development Department

Name1	Name2
CHRIS FRY	
HEATHER O'NEIL	
SARAH FINE-WALSH	
JOSHUA ADAMS	
MARIETTA DAVIS	
MIKA CLINE	
JENSEN TAYLOR	
AIKINS ROBERT JR	AIKINS STEPHANIE
AKINS DONALD	
ALASKA STATE OF	
ALLEN CASSIE	
BENITZ ROBERT E	
BENSON DIANE E	VITA ANTHONY S
BERTAGNOLI ANGELA	
BIRCH MICHAEL JAMES	
BUEHLER CRAIG D	BUEHLER LAURA J
CHRISTENSEN ANDERS	
CONNOR DUSTIN	
CONNOR MARIANNE	CONNOR WILLIAM H
CUMPS THOMAS JR	CUMPS ALICE M
DURST DYLAN S	
EDFELT ANDREW K	
EDFELT ANDY	EDFELT GRAZEL
EINERSON GREGORY	EINERSON WENDY
ELLIS KELLY CHRISTINE	ELLIS PATRICK ARLAND
ETCHER MICHAEL SEAN	
FARRELL MARCIA A	
FINK JASON	FINK EVA
FLOR HANNAH	
FORD JOHN C	
FUNK BOB	
GRANT TONIA	
GRUNDBERG ERIC A	
MARVIN MALENA	
GULESERIAN ROBERT	
HEMENWAY AMY B	HEMENWAY MATTHEW J
HOFSTETTER SARAH C	HOFSTETTER PHILIP J
HULSE DARLA J	
JACKSON JUSTIN	
KEGEL ERIK A	
KEUTMANN CHELSEA	KEUTMANN PETER
KIRCHNER MELODY	
KITOS KAVE INC	
LAPEYRI JORDAN	
LAPPETITO TODD	LAPPETITO C/O RYAN
LICHTENSTEIN MATTHEW S	WOOD HILARY A
LOPEZ CHRISTOPHER & LORENZO	LOPEZ CECILIA & CHRISTINA
LOPEZ NATHAN	LOPEZ MINDY
LYONS NEIL S LYONS JACK & GREGORY	RESERVED LIFE ESTATE OF
MAGOUN AUDREY J TRUSTEE	AUDREY J MAGOUN TRUST
MCMURREN PATRICK F	C/O DANDO FINANCIAL LLC
MEDALEN MICHAEL D	
MILLER CHRIS	
NISELL MICHAEL	
OLSON KEN	
PAHULU KEHULU	
PAULSON ISAAC	PAULSON SHARON
ROBERGE SCOTT W	SMITH JANE
ROCKNE TOM	
ROJCEWICZ ELLEN	
SEVENTH DAY ADVENTIST CHURCH	
SEVERSON AARON	SEVERSON JODI
SILVA LEWIE	
THATCHER PAUL	
THYNES RUSS	THYNES DANA
TOTH JESSICA	
TOYOMURA DARYL H	TOYOMURA JENNIFER L
WHITETHORN DAVID	WHITETHORN ELOISE K
WIEGAND MICHAEL S	
WILLIAMS DONALD	
WINTERSTEEN MATTHEW T	WINTERSTEEN ELSA M
WOOD HILARY	
WORTHINGTON MAVIS	
YUEN FRANCES	



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, March 10, 2026

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
Commission Secretary Sarah Fine-Walsh
Commissioner Joshua Adams

ABSENT

Commissioner Marietta Davis
Commissioner Mika Cline

Commission Chair Fry excused Commissioner Cline from this meeting.

3. Acceptance of Agenda

The agenda was accepted as presented.

Motion made by Commission Vice-Chair O'Neil, Seconded by Commission Secretary Fine-Walsh.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Fine-Walsh, Commissioner Adams

4. Approval of Minutes

A. February 10, 2026, Meeting Minutes

The February 10, 2026, Meeting Minutes were unanimously approved.

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

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Fine-Walsh, Commissioner Adams

5. Public Comments

Tom Kowalske spoke on his own behalf in support of the letter Mika submitted to the Commission regarding Haugen Drive tower.

6. Consent Calendar

7. Public Hearing Items

- A. Consideration of an application from American Cruise Lines for a minor subdivision at 121 DOCK ST (PID: 01-008-099)

Motion made by Commission Vice-Chair O'Neil, Seconded by Commission Secretary Fine-Walsh.

Commission Chair Fry spoke to say this looks straightforward to him.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Fine-Walsh, Commissioner Adams

- B. Consideration of an application from Ken Howard for a variance from the yard setback requirements to allow for construction of a garage and carport 5' from the side property line and 15' from the rear property line at 1006 N NORDIC DR. (PID: 01-002.229).

Motion made by Commission Secretary Fine-Walsh, Seconded by Commissioner Adams.

Commission Secretary Fine-Walsh spoke in support of the variance.

Commission Chair Fry stated that if the variance isn't approved the applicant would likely repair the existing nonconforming structure.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Fine-Walsh, Commissioner Adams

- C. Recommendation to the Borough Assembly regarding an application from Taylor Jensen to purchase borough owned property at 505 MILL ST (PID: 01-011-328).

Motion made by Commission Vice-Chair O'Neil, Seconded by Commission Secretary Fine-Walsh.

Commission Secretary Fine-Walsh asked Director Cabrera if the Commission should choose one of the choices in the recommended conditions of approval. Director Cabrera responded that having both would satisfy the issue. They could do either one depending on how they want to develop the property.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Fine-Walsh, Commissioner Adams

- D. Consideration of an application from Scott & Stacey Fredricksen for a variance from the yard setback requirement to allow for construction of a deck within 6" inches of the side and 4' feet from the rear property line at 701 RAMBLER ST (PID: 01-011-552)

Aaron Buller spoke representing Scott & Stacey Fredricksen. He made note of a mistake in the staff report and stated the correct setback would be 6" from the rear which is the east property line and 4ft from the south property line. He mentioned they would be willing to make the deck 5' from the property line which will satisfy the 5' setback requirement, the 6" from property line on the Buschmann side is the issue the Commission might have.

Motion made by Commission Vice-Chair O'Neil, Seconded by Commission Secretary Fine-Walsh.

Commission Secretary Fine-Walsh spoke with concerns that if the Commission denied the variance, then it would be appealed to the Borough Assembly.

Commission Chair Fry spoke with concerns about not meeting fire code which requires 10 feet between building. If a roof is ever put over the deck, there could be other issues like snow shed into the neighboring property. For this reason, he is not inclined to approve it as a 6" or even 4' setback, a 5' would be considered.

Commission Vice-Chair O'Neil stated that if an amendment is done to the application to show 5' from the property shared by their neighbor and for the back side, if Ronn Bushmann gives his approval it's all undeveloped land back there down his long driveway.

Director Liz Cabrera spoke to say a variance stays with the property. If the Commission is inclined to find a reason that meets the criteria for a variance that she could not determine, maybe postpone and have the applicant resubmit with at least a 5-foot setback from the property line.

Commissioner Adams spoke to say the words of a neighbor bare a lot of weight with the Buschmann's being the most affected, he would like to hear what they have to say about it.

Director Cabrera reminded the Commission that you have to adhere to the criteria to grant a variance. You have to find that the application satisfies the criteria for a variance, none of the criteria involves what the neighbors say.

Commission Secretary Fine-Walsh motioned to postpone the application until it is resubmitted.

Stacey Fredricksen spoke to get clarification on what the Commission is seeking for the variance.

Voting to postpone the variance application.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Fine-Walsh, Commissioner Adams

- E. Consideration of an application from Joyce Cummings for a minor subdivision at 188 MITKOF HWY (PID: 01-029-090 & 01-030-010)

Motion made by Commission Secretary Fine-Walsh, Seconded by Commission Vice-Chair O'Neil.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Fine-Walsh, Commissioner Adams

- F. Consideration of an application from Sandy Beach Holdings for a major subdivision at 410 SANDY BEACH RD (PID: 01-003-275).

Commission Chair Fry asked Director Cabrera to give some background on this since it's been before the Commission previously. Director Cabrera stated the Commission approved this preliminary plat a couple of years ago. The approval is good for one year and there was no extension, before final plat approval, the Commission must determine that the submitted plat is the same as the previously approved preliminary plat. Once approved the applicant can submit for final plat approval.

Steve Hurst spoke representing himself as the applicant. He spoke to say construction is complete, all site improvements, roads, drinking water, wastewater, power has all been installed.

Commissioner O'Neil asked Steve Hurst if Curlew Lane has been installed with roundabout or cul-de-sac and has the stream been covered. Steve replied that yes, there is a culvert that is shown on one of the attachments it includes some insulation that the State requested to prevent freezing.

Commissioner Adams asked Steve Hurst if the existing fill pad was extended to include all of Lots 5 and 6. Steve replied that the existing fill pad is a dash line that exists only on lot 6, that was there prior to construction.

Commissioner O'Neil asked Steve if he contacted ADFG to be certain the stream was not a fish stream. Steve replied that it was not listed on their inventory as a salmon stream. The engineer and application advised we did not need to reach out to them.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Fine-Walsh, Commissioner Adams

8. Non-Agenda Items

A. Commissioner Comments

- Wireless Communication Overlay Zoning

The Commission discussed properties within the Borough for tower location.

Commissioner Adams shared his thoughts on data centers.

Discussion whether data centers should be included in wireless communication overlay zoning.

B. Staff Comments

- C. Next Meeting is April 14, 2026.

9. Adjournment

The meeting adjourned at 12:45pm.

Motion made by Commission Secretary Fine-Walsh, Seconded by Commission Vice-Chair O'Neil.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Fine-Walsh, Commissioner Adams