

PLANNING COMMISSION REPORT

Action #	2026-602
Meeting Date:	6/9/2026
Applicant(s):	Skylark Park LLC
Property Owner(s):	Petersburg Borough
Agent/Representative:	-
Property Address:	-
Legal Description:	Government Lot 26, Section 33, T58S, R79E Government Lot 27, Section 33, T58S, R79E
Parcel ID	01-028-150 and 01-028-100
Acreage/Lot Size	3.7 acres each
Current Zoning	Open Space Recreation
Comp Plan Designation:	Open Space
Request Type:	Sale of borough property

A. EXECUTIVE SUMMARY

Applicant Request	Purchase of two borough-owned lots
Recommendation	Recommend Approve with Condition that Properties are Rezoned to Single-family Mobile Home
Key Issues	Applicant proposes continuation of a planned subdivision by adding these lots Until subdivision is constructed lots do not have practical access or access to utilities.

B. PROJECT DESCRIPTION

Intended Use	Residential development
Building/Development	-
Site Improvements	-
Operations Plan	-
Timeline	-

C. Site Characteristics

Topography:	Muskeg
Existing Structures:	None
Legal Access:	Platted unnamed ROW along northern property line
Utilities:	None
Flood Zone:	N/A

D. Zoning and Land Use

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Zoning District: Open Space Recreation	Actual Land Use: Vacant
District Purpose:	OS-R preserves land in its natural state and allow for public access and recreation.
Principal Uses:	Uses outlined in Section 19.12.020 for OS-R, include greenbelts, watersheds, drainages.
Conditional Uses:	Conditional uses outlined in Section 19.12.030 for OS-R include parks, playgrounds and recreational related activities.

Surrounding Area	Zoning District	Actual Land Use
North	Mobile Home Park	Residential
South	N/A	Vacant
East	Open Space - Recreation	Vacant
West	Open Space - Recreation	Vacant

E. Standards Analysis (PMC 16.12.050-16.12.080)

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

Subject property is zoned open space recreation.

2. 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 indicated development would occur at the same time as proposed development for adjacent property.

F. DEPARTMENT REVIEWS

Department	Comments
Public Works	No Public Need for Property.
PMP&L	No Public Need for Property.
Fire	No Public Need for Property.

G. Public Notice. The borough provided public notice consistent with PMC 19.80.040. 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.

H. Findings

Finding 1: Subject property is owned by the borough and not needed for public purpose.

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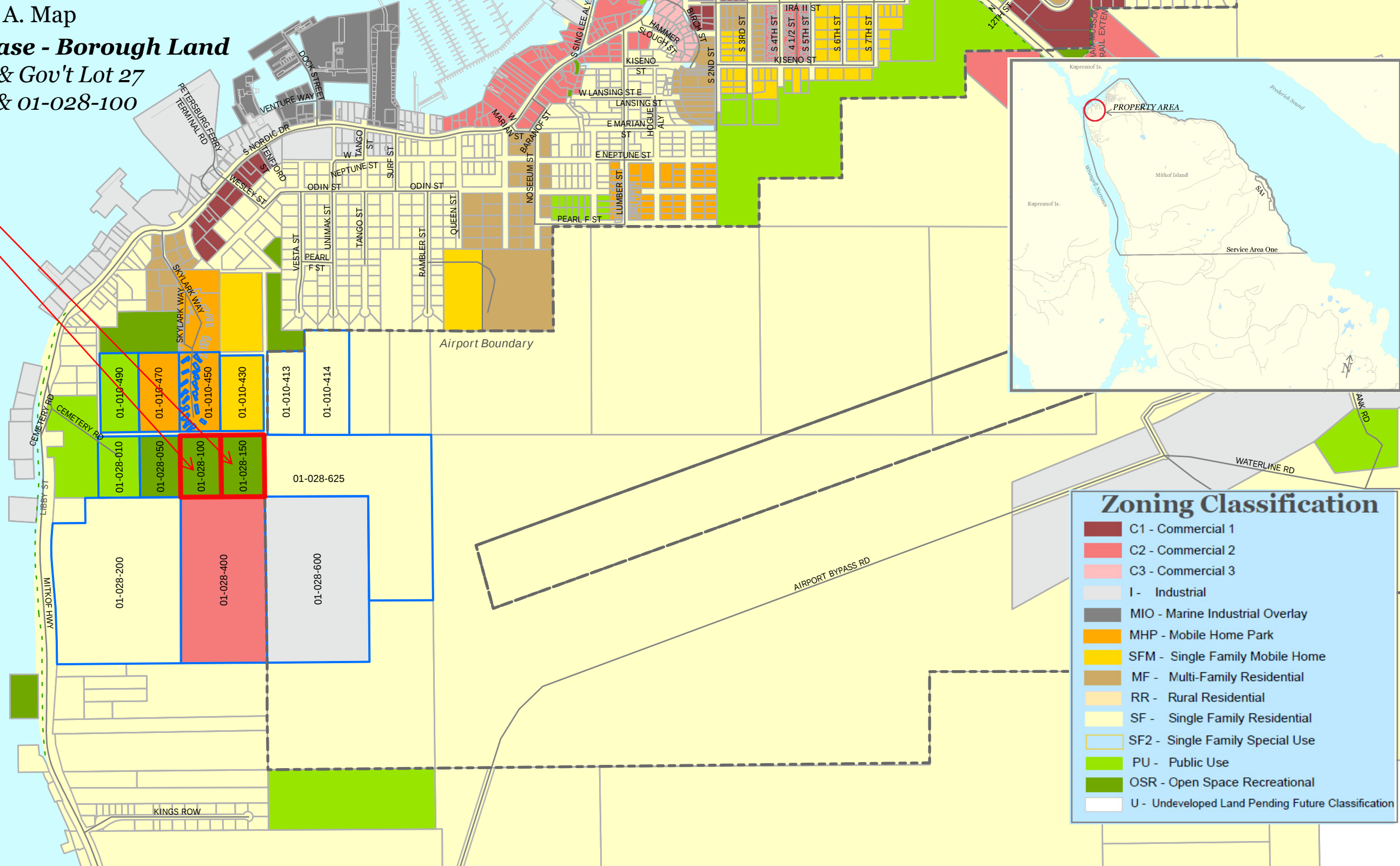
Finding 2: Subject property is zoned as required by code.
Finding 3: Legal access is undeveloped platted ROW along northern property line.
Findings 4: Utilities are not available.

Condition: properties are rezoned to single-family mobile home.

I. Attachments

A. Maps	C. Public Comments
B, Applicant Materials	D. Public Notice
E. Meeting Minutes	

Request for Purchase - Borough Land
Gov't Lot 26 & Gov't Lot 27
01-028-150 & 01-028-100



Petersburg Borough Land Disposal Application

Applicant Name:

SKylark Park LLC

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:

01-028-100	
01-028-150	

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:

	State of Federal Agency
	Federally Recognized Tribe
	Nonprofit Entity
	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):

Both lots in their entirety

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)

Continue planned subdivision into these
lots. will be constructed as the other
roads + utilities are being put in

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)

corp of engineers - DEC water/sewer
electrical

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

A. Name, address and state of incorporation

Name:	Skylark Park LLC
Address:	✓ 117 Skylark way Box [REDACTED]
Telephone #:	[REDACTED]

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

8. Why should the Assembly approve of this request?

provide more lots for housing

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

Adding affordable housing within walking distance of town

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

Ambre Burrell

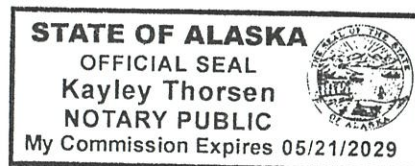
Printed Name

Subscribed and sworn to by Ambre Burrell, who personally appeared
before me this 14th day of April, 2020



Notary Public in and for the State of Alaska.

My Commission Expires: 5/21/2029



***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: kt	Date Received: 4/14/2026
Payment Type: cc	

Legal Description(s) of Property:

Government Lot 26, Sect 33, Township 58S, Range 79E, CRM (01-028-150)
Government Lot 27, Sect 33, Township 58S, Range 79E, CRM (01-028-100)

Current Zoning of Property

Open space - recreational

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:

Public Works has no public use for parcels 01-028-100 and 01-028-150

Public Works
Name of Department

Aaron Marohl
Signature of Department Commenter

2. Department Comments:

PMPL has no plans or needs relative to these lots.

PMPL	<i>Stephan Harbour</i>
_____ Name of Department	_____ Signature of Department Commenter

3. Department Comments:

The Harbor has no need for these parcels

Harbor Department	<i>Glo Wallen</i>
_____ Name of Department	_____ Signature of Department Commenter

4. Department Comments:

ComDev has no public need for these parcels.

Community Development	Liz Cabrera
_____ Name of Department	_____ Signature of Department Commenter

5. Department Comments:

_____ Name of Department	_____ Signature of Department Commenter
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Map of Parcels 01-028-100 and 01-028-150





May 22, 2026

IEREMIA JOSEPH IEREMIA JESSICA

SITKA AK 99835

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 Skylark Park LLC to purchase borough property described as Government Lot 26, Section 33, T58S, R79E and Government Lot 27, Section 33, T58S, R79E (PID: 01-028-150 and 01-028-100)

The public hearing and consideration of the application will be held:	Tuesday, June 9, 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	
JIM FLOYD	
THOMAS KOWALSKE	
JOSHUA ADAMS	
MIKA CLINE	
SKYLARK PARK LLC	
ACUNA JOSE JESUS	
ALASKA STATE OF	
AMANECER ELIZABETH	
BURRELL SIGMUND BURRELL AMBRE	SKYLARK PARK LLC
CARNES SHANE	PHILLIPS DEANNA
CHRISTENSEN CHARLES	CHRISTENSEN DIANNE
CONN JOSHUA H	CONN HEATHER
COOK MELINDA	
CUMMINGS ROBIN	CUMMINGS JOYCE
CURTIS DYLAN	
DAVIS KELLY	
EGEN KADDY	
EISENMANN-SCHUBERT MATTHIAS/THOMAS/ANDREAS	
FALTER TERRY	FALTER TERRI
FRANKLIN KYLE O	FRANKLIN VIKKI
GRANBERG LOREEN	
HAMMER KACEY	
IEREMIA JOSEPH	IEREMIA JESSICA
ISRAELSON MICHAEL ALLEN	ISRAELSON HEATHER VICTORIA
JACKMAN DAVID S	JACKMAN CHRISTINE E
KLUDT-PAINTER JONATHAN T	KLUDT-PAINTER ERICA L
LENZ TORE	
MARSH KIRT	MARSH DONNA
MARTIN CAROLYN	
MCCAY ASHON	MCCAY NATALIE
MCCULLOUGH DAVID M	
NEIDIFFER JUSTIN	
NEWMAN SCOTT D	NEWMAN CYNTHIA
PERRY JADEN	
PETERSBURG BIBLE CHURCH	
PHILLIPS JEANETTE	
RADFORD GENESIS & MARTINEZ-MACIAS	ALBERTO GREGORIO
ROESEL SALLY ANN ROESEL CHARLES MICHAEL	
RPM HOLDINGS INC	
SAKAMOTO DIANNA	QUEZON ALVIN
SCHWARTZ JAMES	SCHWARTZ LESLIE
SHAY SETH	SHAY KATIE
SKEEK GEORGE	
SLAVEN KILLIAN	
THOMASSEN SCOTT	RRT TRUST / SPECIAL NEEDS TRUST
TIDWELL JARED	
WORHATCH ERICA	
YUEN THAN	



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, June 09, 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 Secretary Sarah Fine-Walsh
Commissioner Joshua Adams
Commissioner Mika Cline
Commissioner Thomas Kowalske
Commissioner Jim Floyd

ABSENT

Commission Vice-Chair Heather O'Neil

Commission Chair Chris Fry excused Commission Vice-Chair O'Neil from this meeting.

3. Acceptance of Agenda

The agenda was accepted as presented.

Motion made by Commission Secretary Fine-Walsh, Seconded by Commissioner Adams.
Voting Yea: Commission Chair Fry, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske, Commissioner Floyd

4. Approval of Minutes

A. May 12, 2026, Meeting Minutes

The May 12, 2026, Meeting Minutes were unanimously approved.

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

Voting Yea: Commission Chair Fry, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske, Commissioner Floyd

5. Public Comments

Judy Ohmer spoke representing herself, she thanked the Commission for the work they have done regarding the overlay and ordinances.

6. Consent Calendar

None

7. Public Hearing Items

~~A. Consideration of an application from Rock N Road for:~~

~~1. Approval of a platting variance from the lot frontage requirement to create a flag lot at 1104 Odin St (PID: 01-010-752).~~

~~2. Approval of a preliminary plat for a major subdivision at Lot 15B, Fort Magill Subdivision, recorded as Plat 2004-14; Gov't Lot 14, Gov't Lot 20, Gov't Lot 21 within Section 33, T58 South, R79 East; and Lots 1, 2, 3, 5, and 6, Block A and Lot 5A, Block 221, within Skylark II Addition Subdivision, according to Plat 90-14. **POSTPONED**~~

B. Consideration of an application from Suzanne Webb for a conditional use permit for a home occupation at 500 UNIMAK ST (PID: 01-010-193).

Motion made by Commission Floyd, Seconded by Commission Secretary Fine-Walsh.

Commissioner Adams mentioned the application seems straightforward.

Commission Secretary Fine-Walsh asked whether the conditions of approval were limited to a massage therapy business only. Director Cabrera responded that they were limited to that type of occupation.

Commissioner Floyd addressed off-street parking and noted that the driveway has space for three vehicles.

Suzanne Webb, the applicant, stated that she would direct her clients to park in the driveway rather than on the street.

Commissioner Kowalske stated that, with only one or two clients a day, he will be in full support of the application.

Voting Yea: Commission Chair Fry, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske, Commissioner Floyd

C. Recommendation to the Borough Assembly regarding an application from Skylark Park LLC to purchase borough property described as Government Lot 26, Section 33, T58S, R79E and Government Lot 27, Section 33, T58S, R79E (PID: 01-028-150 and 01-028-100).

Erica Worhatch spoke representing herself, she asked why the property was not going up for public bid.

Commissioner Chair-Fry confirmed with Director Cabrera that the Commission is recommending the sale to the Borough Assembly, and that the Assembly has the

authority to decide how to proceed with the sale. Director Cabrera confirmed that the method of sale is at the Assembly's discretion.

Commissioner Adams mentioned the nonrefundable five-hundred-dollar fee just for asking to purchase Borough property. This opportunity is open to anyone interested. Director Cabrera confirmed this.

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

Discussion

Voting Yea: Commission Chair Fry, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske, Commissioner Floyd

- D. Initiation of a rezone of Government Lot 26, Section 33, T58S, R79E and Government Lot 27, Section 33, T58S, R79E (PID: 01-028-150 and 01-028-100) from Open Space-Recreation to Single-family Mobile Home.

Motion to initiate a rezone made by Commission Secretary Fine-Walsh, Seconded by Commissioner Adams.

Voting Yea: Commission Chair Fry, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske, Commissioner Floyd

- E. Recommendation to the Borough Assembly regarding an application from Brian Newman to purchase borough property at 1205 Lake St (PID: 01-002-458)

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

Commission Secretary Fine-Walsh commented that she likes to see property added to the tax roll as well as property and house development.

Commissioner Chair-Fry mentioned he likes to see property development and would recommend this.

Commissioner Floyd referred to page 35 of the packet, noting the principal uses and the options available if the property is purchased.

Discussion regarding the floating road access.

Voting Yea: Commission Chair Fry, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske, Commissioner Floyd

- F. Recommendation to the Borough Assembly regarding an application from Brian Newman for a special use permit to fill a portion of the undeveloped Lake St right-of-way for access to 1205 Lake St.

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

Voting Yea: Commission Chair Fry, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske, Commissioner Floyd

8. Non-Agenda Items

A. Commissioner Comments

The Commission discussed the proposed ordinance creating an overlay zone for wireless communication facilities.

Becky Knight spoke representing herself, she questioned how the Commission would proceed after the Borough Assembly vote for the ordinance 2016-14 to regulate wireless communication facilities and other towers and transmitters failed 3-3.

Director Cabrera stated that it has a new ordinance number, it's a whole new ordinance. If they don't vote to have it come back to Planning Commission, it does not come back to you. It's still with the Assembly.

David Beebe spoke on behalf of himself regarding regulatory standards on cell towers.

B. Staff Comments

Director Cabrera confirmed with the Commission their request to include the overlay on the next agenda for Commissioner Comments.

C. Next Meeting is July 14, 2026

9. Adjournment

The meeting adjourned at 12:53PM.

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

Voting Yea: Commission Chair Fry, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske, Commissioner Floyd