

PLANNING COMMISSION STAFF REPORT

Action # 2026-0104
Meeting Date: 1/13/2026
Applicant(s): Thompson, Overdorff, Medalen, Curtiss
Property Owner(s): Petersburg Borough
Agent/Representative:
Property Address:
Legal Description: Ninth St Right of Way
Parcel ID
Acreage/Lot Size approx: 13,100 sq ft.
Current Zoning n/a
Comp Plan Designation: n/a
Request Type: Vacation of a right-of-way.

EXECUTIVE SUMMARY

Applicant Request: Vacation of portion of North 9th Street ROW (between Excel St. & Fram St.)

Staff Recommendation: Approve with conditions

Key Issues:

PROJECT DESCRIPTION

SITE CHARACTERISTICS

Size: approx: 13,100 sq ft.
Topography: n/a
Existing Structures: n/a
Legal Access: Excel St & Fram St
Utilities: adjacent
Flood Zone: n/a
Constraints: n/a

ZONING AND LAND USE ANALYSIS

Current Zoning

Zone n/a

Intent

Principal Uses

Conditional Uses

Surrounding Zoning		Existing Land Use	
North	Single-family Residential	North	Residential
South	Public Use	South	Commercial/Industrial
East	Single-family Residential	East	Residential
West	Single-family Residential	West	Residential

LOT DEVELOPMENT STANDARDS

STANDARDS ANALYSIS (PMC 18.30.020-18.30.050)

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

The proposed ROW vacation eliminates a 250' platted ROW between Excel St and the undeveloped portion of Fram St.

DEPARTMENT REVIEWS

Department Name	Comments
Public Works	No Comments
PMPL	No Comments
Fire/EMS	No Comments

PUBLIC NOTICE

The borough provided public notice consistent with PMC 18.30.030. 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: The proposed vacation would not impede access to any existing parcel.

Finding 2: The right-of-way has no value to the municipality.

Finding 3: All adjacent owners have signed the petition indicating an interest in acquiring a their share of the vacated ROW.

Proposed Motion

I move to recommend to the Borough Assembly approve the vacation of a portion of the North 9th Street ROW between Excel St and Fram St. per US Survey 1252A.

Recommended Conditions of Approval

Condition 1: Vacated portion of the right-of-way must be absorbed into adjacent lots.

Condition 2:

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

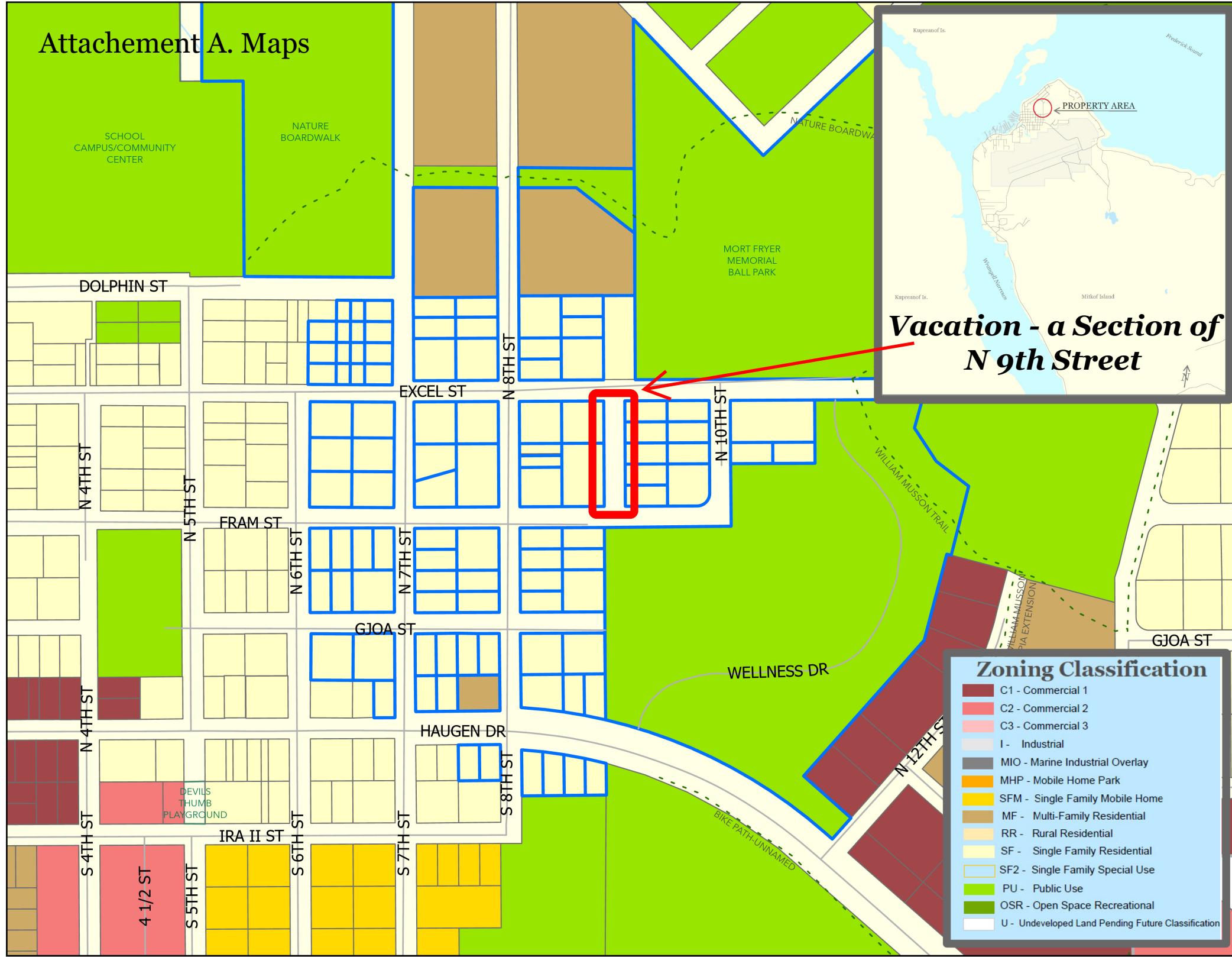
A. Maps	C. Public Comments
B. Applicant Materials	D. Public Notice

APPEAL (PMC 19.92)

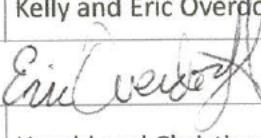
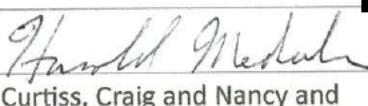
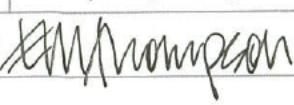
If approved by the Planning Commission, this decision may be appealed to the Borough Assembly within 10 days of

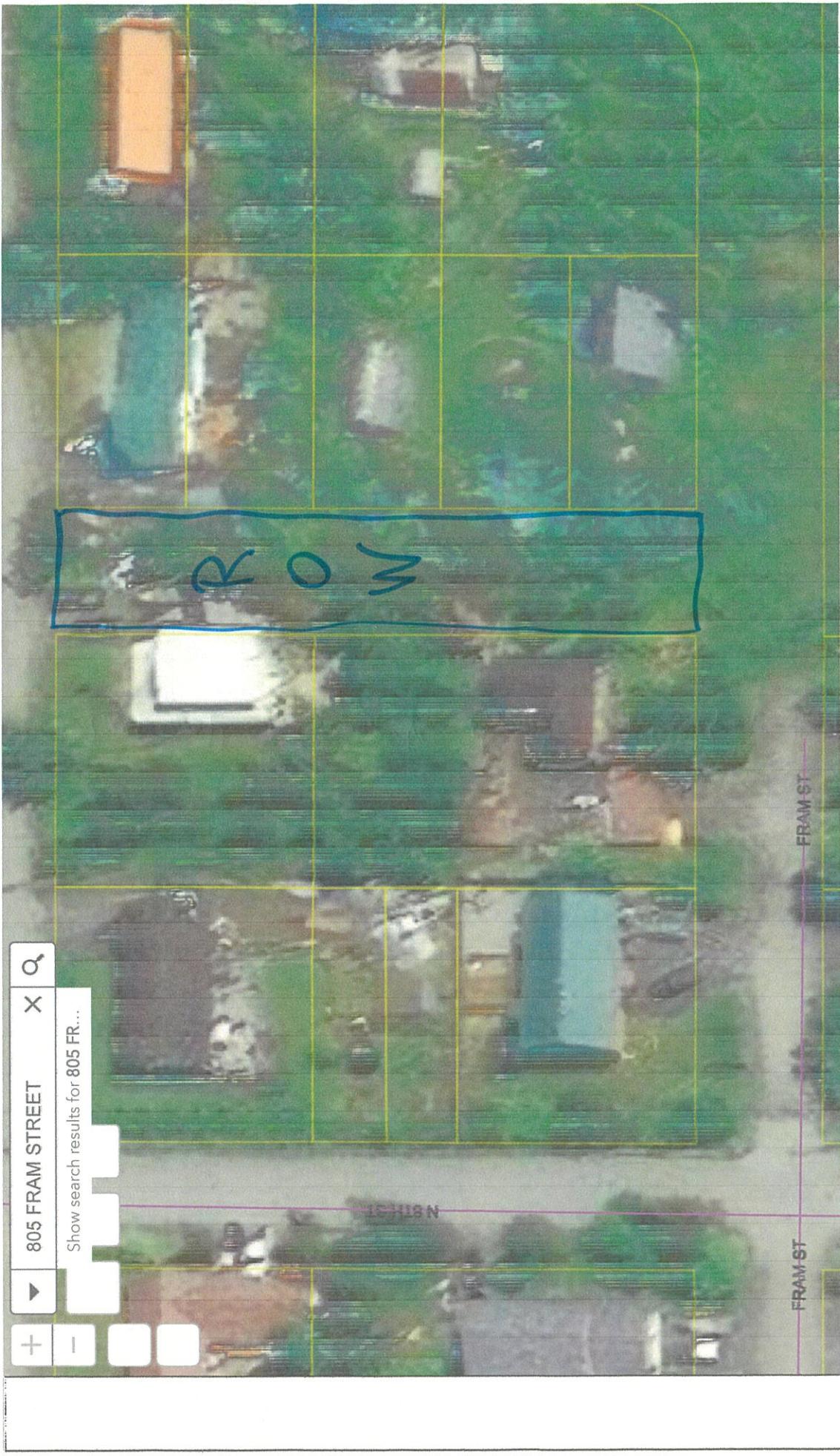
the Planning Commission's decision by the Applicant; a property owner within 600 feet of the subject property; or any governmental agency, that may be adversely affected by the decision. Appeal forms are available at the Borough Clerk's office and must be accompanied by the required fee.

Attachment A. Maps



Attachment B. Applicant Material

PETERSBURG BOROUGH R.O.W. VACATION		CODE TO: 110.000.404110
		BASE FEE: \$50.00
		PUBLIC NOTICE FEE: \$70.00
		TOTAL: \$120.00
DATE RECEIVED:	RECEIVED BY:	CHECK NO. or CC:
APPLICANT/AGENT		PROPERTY OWNER(S)
NAME: Elizabeth and Harold Thompson		NAME Thompson Living Trust
MAILING ADDRESS: [REDACTED]		MAILING ADDRESS: Same
CITY/STATE/ZIP: Petersburg, AK 99833		CITY/STATE/ZIP
PHONE: [REDACTED]		PHONE
EMAIL [REDACTED]		EMAIL
Adjacent Properties		
Number of Lots/Parcels Affected by Vacation: 2		Subdivision: Airport Addition
SUBMITTALS:		
Please include a copy of plat.		
SIGNATURE(S):		
I (we) do hereby apply for a vacation of the borough owned easement/right-of-way/land in accordance with the provisions of Title 18, SUBDIVISIONS of the Petersburg Municipal Code.		
I (we) am (are) the owners of the real estate which borders said borough-owned easement/right-of-way/and, which is generally described above.		
Lot/Block	Owner(s) Name	Mailing Address
7A / 237	Kelly and Eric Overdorff	[REDACTED]
Signature: 		[REDACTED]
1,2,3 / 239	Harold and Christine Medalen	[REDACTED]
Signature: 		[REDACTED]
4, 5 / 239	Curtiss, Craig and Nancy and Trust	[REDACTED]
Signature: 		[REDACTED]
9A / 237	Elizabeth and Harold Thompson / Living Trust	[REDACTED]
Signature: 		[REDACTED]





December 19, 2025

**WARE WILLIAM A WARE CHRISTINE J
PO BOX [REDACTED]
[REDACTED]**

NOTICE OF SCHEDULED PUBLIC HEARINGS

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

Recommendation to the Borough Assembly regarding a vacation of a portion of the North 9th Street right-of-way.

The public hearing and consideration of the application will be held:	Tuesday, January 13, 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	
JOHN JENSEN	
JOSHUA ADAMS	
MARIETTA DAVIS	
MIKA CLINE	
ANDERSON RODNEY	ANDERSON MELINDA
BEAL R WILLIAM	BEAL TERRIE L
BETHESDA FELLOWSHIP	BETHESDA FELLOWSHIP
BUNGE WILLIAM	BUNGE LINDA J
CANIK HEATHER D	
CASTRO ERIC	
CHURCH OF GOD	BETHESDA FELLOWSHIP
CLEMENS GEORGE D	CLEMENS MARY A
COLLISON JEREMY N	COLLISON MARISSA A
CURTISS CRAIG	CURTISS NANCY A
DUNHAM LARRY D	MACDONALD LARINE H
EILENBERGER MARILYN H	
EWING LYNN R	EWING DONNA M
HALTINER FRED E	HALTINER KAREN R
HOFSCHULTE JAY	
JOHNSON CARLEE RAE	BAXTER-MCINTOSH RANS
KAER JOHN C	KAER VICTORIA G
KAINO DOUGLAS	MCNUTT NAN
LARSON ERIK C	
LITTLETON RYAN	
LOCKHART MARCI A	
MARSH OTIS	MARSH DIANE
MARTIN DAVID S	
MARTIN ROBERT W	MARTIN BECKY J
MEDALEN HAROLD D	MEDALEN CHRISTINE
NELSON DONALD NELSON BETTY	
OHMER DAVE N	
OLSEN GORDON SCOTT	
OTNESS HOLLI	OTNESS NELS
OTNESS NELS K III	OTNESS HOLLI I
OVERDORFF ERIC C	OVERDORFF KELLY J
PALLIARD MATTHEW P	
PETERSBURG LITTLE LEAGUE	
PILCHER JERRID W	PILCHER REBECCA M
RANDRUP JEFF A	RANDRUP MELVA Y
SCHNEIDER KATHRYN M	
SMALL DALTON E L	
SNIDER BROCK	
STANTON GREGOR JAY	STANTON GREGOR LEA
STEELE WILLIAM	
STEWART DAVID L	
THOMPSON ELIZABETH M	
TURLAND BECKY A	
US COAST GUARD	
VALENTINE JAMES	VALENTINE MADELEINE
WAECHTER ROBERT LOUIS	WAECHTER CHRISTINE LYNN
WARE ADAM	WARE WILLIAM JR
WARE WILLIAM A	WARE CHRISTINE J
WRIGHT CHADWICK C	JOHNSON SARAH A