

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

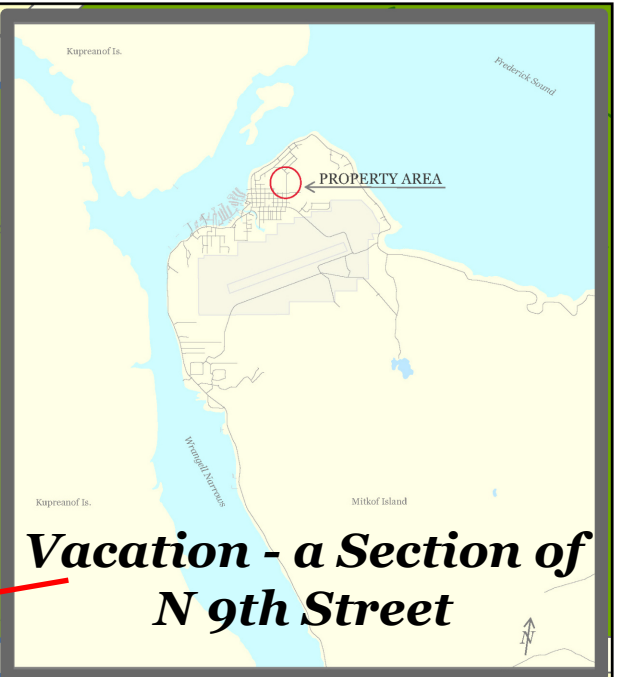
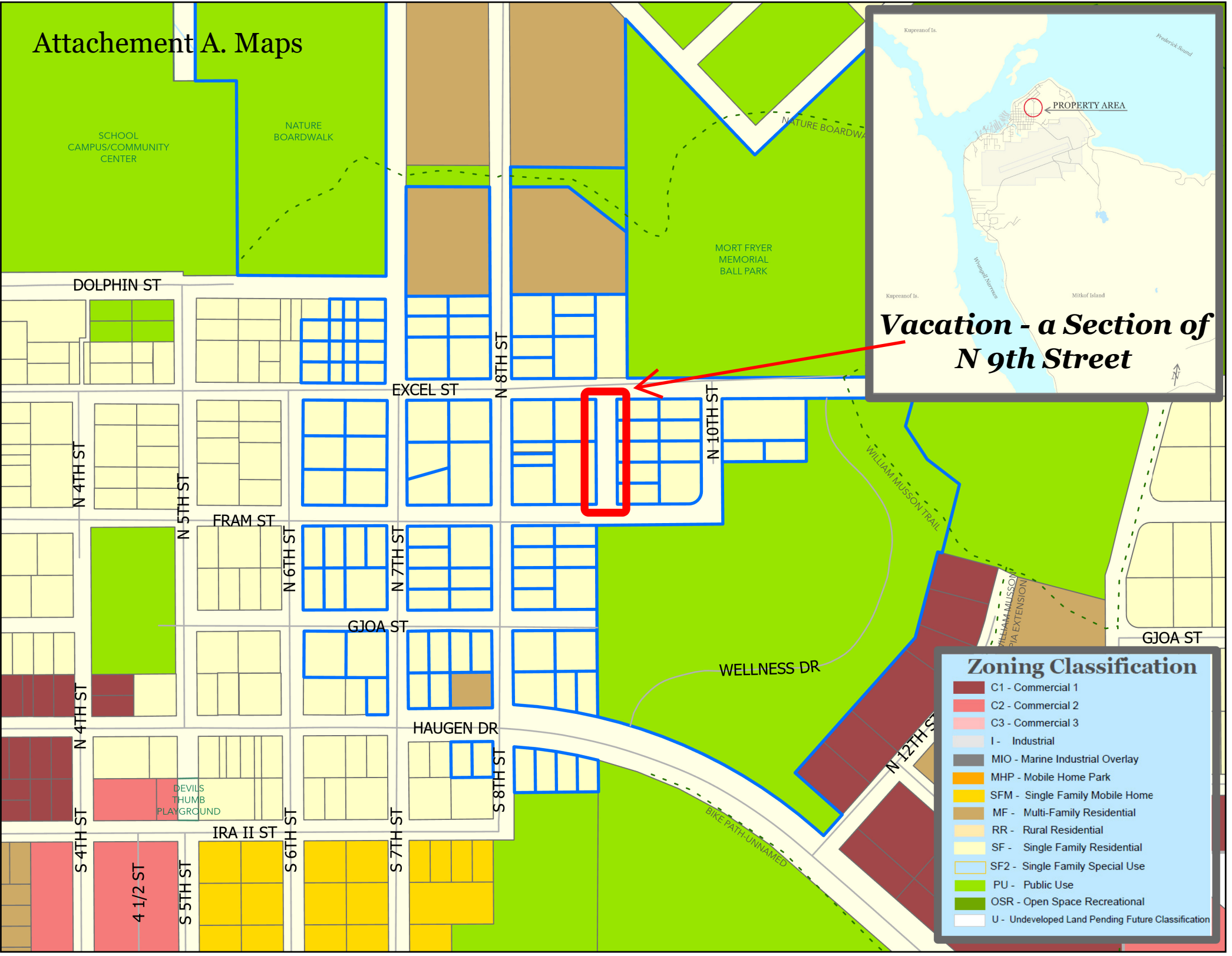
- | | |
|------------------------|--------------------|
| A. Maps | C. Public Comments |
| B. Applicant Materials | D. Public Notice |

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.

Attachement A. Maps



Vacation - a Section of N 9th Street

| 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 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: 57 | | Subdivision: Airport Addition | | Plat #: 77-2 | |
| 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 | Email | Phone | |
| 7A / 237 | Kelly and Eric Overdorff | [REDACTED] | [REDACTED] | [REDACTED] | |
| Signature: | <i>Eric Overdorff</i> | [REDACTED] | [REDACTED] | [REDACTED] | |
| 1,2,3 / 239 | Harold and Christine Medalen | [REDACTED] | [REDACTED] | [REDACTED] | |
| Signature: | <i>Harold Medalen</i> | [REDACTED] | [REDACTED] | [REDACTED] | |
| 4, 5 / 239 | Curtiss, Craig and Nancy and Trust | [REDACTED] | [REDACTED] | [REDACTED] | |
| Signature: | <i>Curtiss</i> | [REDACTED] | [REDACTED] | [REDACTED] | |
| 9A / 237 | Elizabeth and Harold Thompson / Living Trust | [REDACTED] | [REDACTED] | [REDACTED] | |
| Signature: | <i>Elizabeth Thompson</i> | [REDACTED] | [REDACTED] | [REDACTED] | |



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December 19, 2025

WARE WILLIAM A WARE CHRISTINE J
PO BOX [REDACTED]
[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 |
| PALLISSARD 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 |