



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Agenda Planning Commission Regular Meeting

Tuesday, February 11, 2025

12:00 PM

Assembly Chambers

You are invited to a Zoom meeting.

When: Tuesday, February 11, 2025, 12:00 PM Alaska

Topic: Tuesday, February 11, 2025, Regular Planning Commission Meeting

Please click the link below to join the webinar:

<https://petersburgak-gov.zoom.us/j/86371203481>

Meeting ID: 863 7120 3481

Or Telephone:

(253) 215 8782 US (Tacoma) or (720) 707 2699 US (Denver)

1. Call to Order

2. Roll Call

3. Acceptance of Agenda

4. Approval of Minutes

A. January 15, 2025, meeting minutes.

5. Public Comments

Public comments are welcome on matters not appearing on the Public Hearing or Consent Calendar but are within the Borough's jurisdiction. Persons wishing to speak should come forward and state their name and address. Issues raised may be referred to staff and, if action by the Commission is needed, may be scheduled for a future meeting.

6. Consent Calendar

7. Public Hearing Items

A. Consideration of an application from Caroline Crain for a conditional use permit to allow a home occupation in a single-family residential district at 204 Sandy Beach Rd (PID: 01-003-507).

B. Recommendation to the Borough Assembly regarding an application from Andrew Rutherford to temporarily lease borough-owned tidelands property for demolition/repair of a seaplane hangar at the SCOW BAY TURNAROUND (PID: 01-056-140).

C. Consideration of an application from Hermosa Holdings LLC for a minor subdivision at 1103 S NORDIC DR (PID: 01-010-745).

8. Non-Agenda Items

A. Commissioner Comments

B. Staff Comments

C. Next Meeting is March 11, 2025, at 12:00pm.

9. Adjournment



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Wednesday, January 15, 2025

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
Commissioner Jim Floyd
Commissioner John Jensen
Commissioner Marietta Davis
Commissioner Phillip Meeks

3. Acceptance of Agenda

The agenda was accepted as presented.

Motion made by Commissioner Jensen, Seconded by Commission Vice-Chair O'Neil.
Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd,
Commissioner Jensen, Commissioner Davis, Commissioner Meeks

4. Approval of Minutes

A. December 10, 2024, Meeting Minutes.

The December 10, 2024, meeting minutes were unanimously approved.

Motion made by Commissioner Davis, Seconded by Commissioner Jensen.
Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner
Floyd, Commissioner Jensen, Commissioner Davis, Commissioner Meeks

5. Public Comments

None

6. Consent Calendar

- A. Acceptance and scheduling of an application from Carolyn Crain for a conditional use permit for a home occupation at 204 Sandy Beach Rd (PID: 01-003-507).

Accepted as public hearing item for the February 11, 2025, meeting.

Motion made by Commissioner Jensen, Seconded by Commission Vice-Chair O'Neil.
Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd, Commissioner Jensen, Commissioner Davis, Commissioner Meeks

7. Public Hearing Items

- A. [Continued from previous meeting] Recommendation to the Borough Assembly to establish a Marine Industrial Overlay District at the Port Dock area and Scow Bay Turnaround area.

Glorianne Wollen, Harbormaster, spoke in support of the overlay to protect certain marine waterfront lands for the purpose of a maritime economy.

Commissioner Jensen asked Harbormaster Wollen why the Planning Commission wasn't invited to the meeting regarding the planning of the overlay district.

Harbormaster Wollen responded that this process has been long and ongoing. The Assembly asked for harbor board advice.

Director Cabrera later mentioned she would try to make sure the Planning Commission is invited to meetings in the future.

Discussion between Harbormaster Wollen, Commissioners, and Director Cabrera.

Brock Snider, owner of Island Refrigeration, spoke in support of the overlay.

Motion made by Commissioner Jensen, Seconded by Commissioner Floyd.

Discussion

Commission Vice-Chair O'Neil made an amendment to the motion to vote on the Scow Bay portion separately.

The motion received no second.

Commission Vice-Chair O'Neil made an amendment to the motion to exclude the Wikan property from this proposal.

The motion received no second.

Voting on the original motion.
Voting Yea: Commission Chair Fry, Commissioner Floyd, Commissioner Jensen, Commissioner Davis, Commissioner Meeks
Voting Nay: Commission Vice-Chair O'Neil

8. Non-Agenda Items

A. Commissioner Comments

Commissioner Jensen spoke to say he believes the commission did the right thing with the last motion. He was reluctant at the start but knowing this is a public process it can be changed just as easily.

Commissioner Floyd spoke to say it's okay to not all agree, we are here to represent the community and Heather did just that.

B. Staff Comments

Director Cabrera said we have agenda items for the February meeting. Planning Commission will be invited to future meetings regarding the overlay.

C. Next Meeting is February 11, 2025, at 12:00pm.

9. Adjournment

The meeting adjourned at 12:58PM.

Motion made by Commissioner Jensen, Seconded by Commissioner Floyd.
Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd, Commissioner Jensen, Commissioner Davis, Commissioner Meeks

Planning Commission Staff Report & Finding of Fact

Meeting Date: 2/11/2025

APPLICANT/AGENT:

Caroline Crain

OWNER(S), IF DIFFERENT:

LEGAL DESCRIPTION:

Lot 4A, Blk 232, Plat 81-26

LOT AREA:

12,662 Sq Ft

LOCATION:

204 Sandy Beach Rd

SURROUNDING ZONING:

North: Single-family Residential (SF)

South: Single-family Residential (SF)

East: Single-family Residential (SF)

West: Single-family Residential (SF)

ZONING:

Single-family Residential (SF)

PID:

01-003-507

EXISTING STRUCTURES:

Two Story Home

APPLICATION SUBMISSION DATE:

12/3/2024

RECOMMENDATION:

Approve with Conditions

I. APPLICANT REQUEST:

Applicant is requesting a conditional use permit to operate a home-based business.

II. APPLICABLE CODES:

19.04.370 HOME OCCUPATION

19.20 SINGLE FAMILY RESIDENTIAL DISTRICT

18.72 CONDITIONAL USE PERMIT

III. FINDING:

- a. The surrounding area is an established residential neighborhood.
- b. The subject property has an existing residential structure. The total floor area of the structure is 2,168 sq ft.
- c. Municipal code defines a home occupation as “a profession or use customarily conducted entirely within a dwelling or accessory building by the owners, which use is clearly incidental and secondary to the dwelling or accessory buildings and does not change the character or appearance of the dwelling or exhibit other visible evidence of the conduct of such home occupation. A home occupation shall permit the employment of one person not a resident in the subject home and shall have not more than fifteen percent of the existing floor space of the structures on the property, not to exceed five hundred twenty-five square feet, used for the business or profession.”
- d. The maximum space available for home occupation at subject property is 2,168 x .15 or 325 sf. Applicant is proposing to establish a home-based business using approximately 136 sq ft.

IV. PUBLIC NOTICE

The borough provided public notice consistent with PMC 18.12.040. 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.

Planning Commission Staff Report & Finding of Fact

Meeting Date: 2/11/2025

V. APPLICATION REVIEW

The application is classified as a request for a conditional use permit for a home occupation.

a. ZONING DISTRICT STANDARDS

Minimum Standards for Zoning District and Use			
	Requirement	Subject Property	Analysis
Minimum Lot Size	8,000 sf	12,662 sf	Conforms
Minimum Road Frontage	80 ft	75.03 f	Legal non-conforming
Front Yard	20 ft	-	--
Rear Yard	20 ft	-	--
Side Yard	10 ft	-	--
Max. Height	3 stories, not to exceed 30 ft	-	--
Max Lot Coverage	35%	-	Conforms
Fire Code Separation	n/a	-	
Off-street Parking			
Dwelling	2 spaces	2 spaces	Conforms
Home Occupation	As needed	2 spaces	Conforms
Sign	3 sf	Not proposed	--
Home Occupation			
Use is conducted in dwelling or accessory building		In dwelling	Conforms
Use is clearly incidental and secondary to the dwelling or accessory buildings		Incidental to dwelling.	Conforms
Use does not change the character or appearance of the dwelling or exhibit other visible evidence of the conduct of such home occupation		No change to dwelling	Conforms
Employment of one person not a resident in the subject home		No employees	Conforms
< 15% of the existing floor space of the structures on the property, not to exceed 525 sf.		136 sf	Conforms

b. Floodplain management – The subject property is not located in the floodplain management area.

c. Conditional Use Permit Criteria – Per 19.72.020, the commission shall permit these uses if, in addition to meeting the off-street parking regulations, development requirements and all other requirements of this title, the conditions set forth in this chapter are met.

A. The commission shall consider the suitability of the property, the character of the surrounding property and the economic and aesthetic effects of the proposed use upon the property and neighboring property. The use will be permitted if it is in harmony with the general purpose and intent of this title and where the use will be in keeping with the uses generally authorized for the zone in which

Planning Commission Staff Report & Finding of Fact

Meeting Date: 2/11/2025

the use is to take place. The commission shall require the conditional user to take those steps necessary so that the permitted conditional use will not be offensive because of injurious and noxious noise, vibrations, smoke, gas, fumes or odors or will not be hazardous to the community because of danger of fire or explosion.

YES NO REASON: The proposed home occupation occurs within the dwelling. No noise, fumes, or hazards are anticipated from this use. Customers are by appointment and limited to 1 per session.

B. Exits and entrances and off-street parking for the conditional use shall be located to prevent traffic hazards or congestion on public streets.

YES NO REASON: Off-street parking is provided. No traffic hazards or congestion on public streets is anticipated due to this use

C. In addition to the conditions of subsections (A) and (B) of this section, schools, governmental and civic buildings and other public uses shall meet the following condition: The proposed location of the use and size and character of the site shall facilitate maximum benefit and service to the public.

YES NO N/A REASON: Not applicable

VI. ACTION


Proposed motion: I move to approve the application from Carolyn Crain for a conditional use permit at 204 Sandy Beach Rd to allow for a reiki therapy home occupation.

Based on the preceding findings of fact, the Petersburg Planning Commission makes the following determination:

- a. The application meets the criteria outlined in Title 19.72 for a conditional use permit.
- b. The conditional use permit approved by the planning commission shall expire unless the privilege granted is utilized within one year after the granting of the conditional use permit. The applicant may request an extension in writing prior to expiration of their permit.
- c. The planning commission may, in writing, suspend or revoke the conditional use permit whenever the permit is issued in error or based on incorrect information supplied, or in violation of any ordinance or regulation or any provisions of this code.
- d. As a condition of approval, the Applicant/Owner shall:
 - a. Complete sales tax registration with the Petersburg Borough.

EXHIBITS

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

 PETERSBURG BOROUGH CONDITIONAL USE APPLICATION	CODE TO:	110.000.404110
	BASE FEE:	\$50.00
	PUBLIC NOTICE FEE:	\$70.00
	TOTAL:	\$120.00
CHECK NO. or CC:		

DATE RECEIVED: _____ RECEIVED BY: _____

APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)	
NAME	Caroline Crain	NAME	Same
MAILING ADDRESS	PO Box 907	MAILING ADDRESS	/
CITY/STATE/ZIP	PSG /AK /99833	CITY/STATE/ZIP	
PHONE	(907) 518-1987	PHONE	
EMAIL	rootedbyreiki@gmail.com	EMAIL	

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION:
204 Sandy Beach Rd.

PARCEL ID:	ZONE:	OVERLAY: --
CURRENT USE OF PROPERTY:	Residential home	
PROPOSED USE OF PROPERTY (IF DIFFERENT):	One room used for business	
LOT SIZE:		

WASTEWATER SYSTEM: What is the current or planned system? Municipal DEC-approved on-site system

WATER SOURCE: Municipal Cistern/Roof Collection Well

LEGAL ACCESS TO LOT(S) (Street Name): Sandy Beach Rd.

TYPE OF APPLICATION

- Home Occupation
- Residential Use in Industrial District
- Other:

Submittals

Please submit a site plan. For new construction, please include elevation drawing.
 For home occupation permits, please include a site plan showing location and size of area to be used for the home occupation (including storage), and location and size of area available for off-street parking.
 For home occupation permits, are you registered to collect sales/transient room tax through MuniRevs? Yes No

SIGNATURE(S):

I hereby affirm all of the information submitted with this application is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner or authorized agent thereof for the property subject herein.

Applicant(s): Caroline Crain Date: Dec 3rd, 24
 Owner(s): [Signature] Date: Dec 3rd, 24

19.72 CONDITIONAL USE APPLICATION

Applicant(s): Caroline Crain

Address or PID: 204 Sandy Beach Rd. PSG/AV/99833

Project Summary:

Please respond to the following conditions of approval as required in Petersburg Municipal Code 19.72.020 below:

(Note that all regulations and requirements of Title 19 must be satisfied to qualify for a conditional use permit.)

1. The commission shall consider the suitability of the property, the character of the surrounding property and the economic and aesthetic effects of the proposed use upon the property and the neighboring property. The use will be permitted if it is in harmony with the general purpose and intent of this title and where the use will be in keeping with the uses generally authorized for the zone in which the use is to take place.

WATER SOURCE: Municipal Custom/Root Collection Well
LEGAL ACCESS TO LOT(S) (Street Name): Sandy Beach Rd
WASTEWATER SYSTEM: What is the current or planned system? Municipal DEC-approved on-site system

2. Exits and entrances and off-street parking for the conditional use shall be located to prevent traffic hazards or congestion on public streets.

TYPE OF APPLICATION: Home Residential Use in Industrial District Other
I hereby affirm all of the information submitted with this application is true and correct to the best of my knowledge and belief. I am the true and legal property owner or authorized agent thereof for the property subject hereof.
Date: Dec 8, 2014

3. In addition to the conditions of subsections (A) and (B) of this section, schools, governmental and civic buildings and other public uses shall meet the following condition: The proposed location of the use and size and character of the site shall facilitate maximum benefit and service to the public.

1: There is no change to the outside property area, and will not be changed to affect the aesthetic of the property or neighboring areas.

2: The exits and parking area does not obstruct the street or neighboring areas. These are shown on the drawing.

3: This space is created for one on one clientele, and is set up to reflect that.

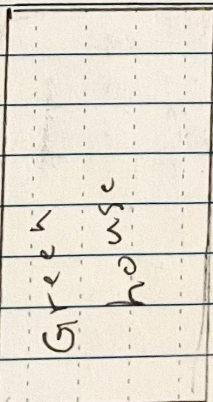
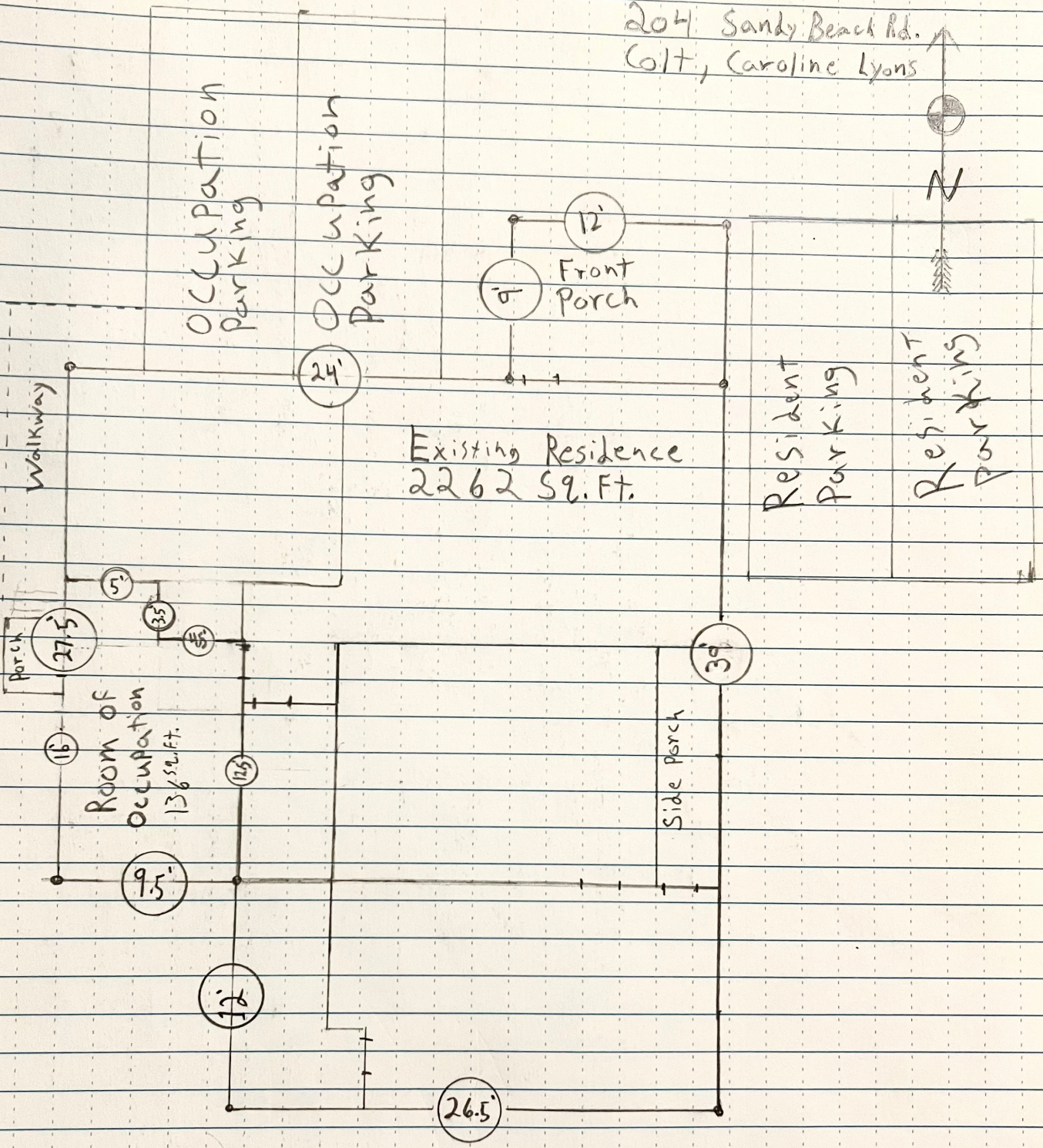
~Caroline

Front Property Line

204 Sandy Beach Rd.
Colt, Caroline Lyons



Side Property line

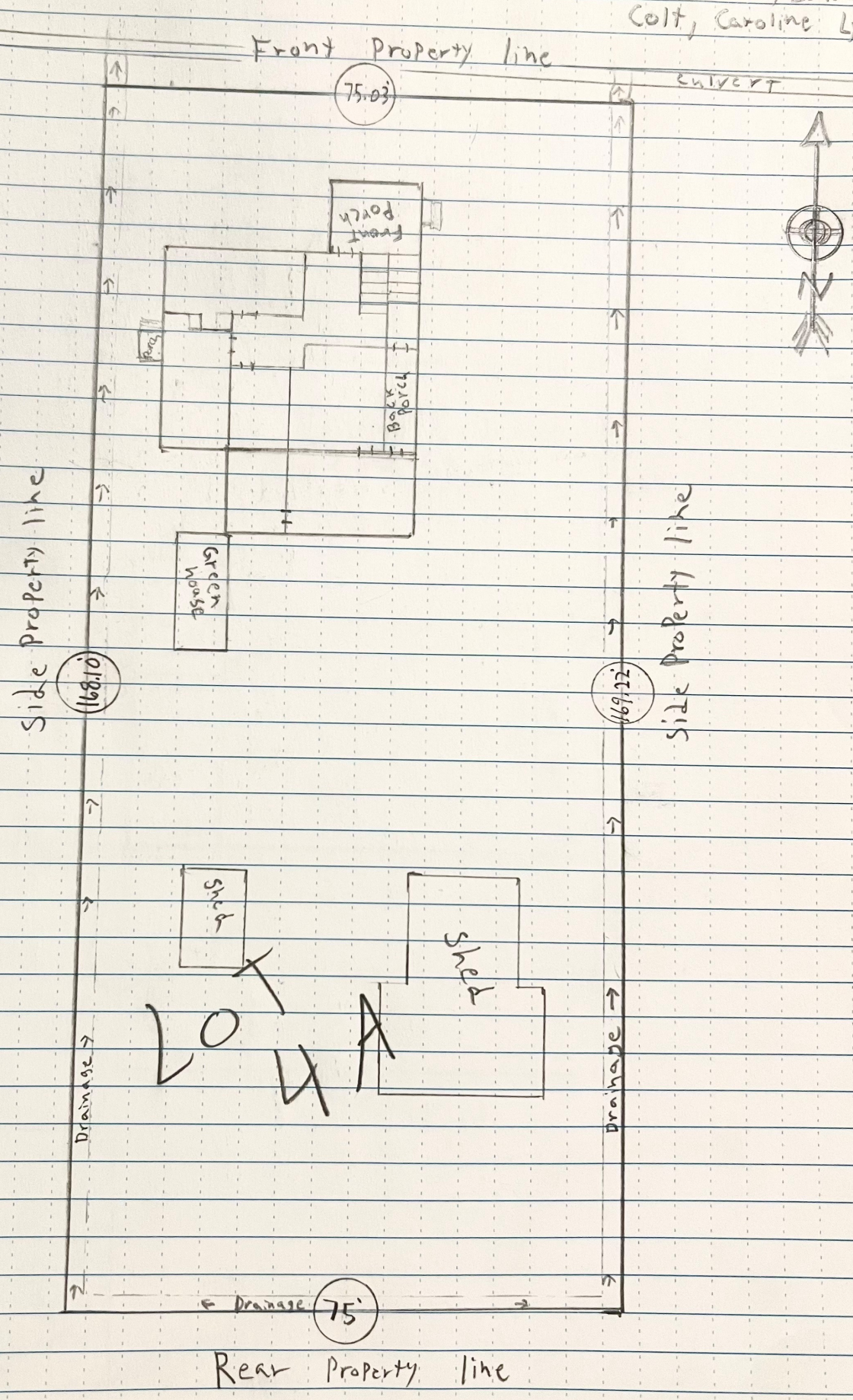


Scale: 1 square = 2'

North west corner of Lot 4A First Floor

Rite in the Rain

204 Sandy Beach Rd,
Colt, Caroline Lyons



Scale: 1 square = 5'

132 x 400 Lot 4A

B. Vicinity and Detail Map

Crain/Lyons Property
204 Sandy Beach Road
01-003-507



Zoning Classification

	C1 - Commercial 1
	C2 - Commercial 2
	C3 - Commercial 3
	I - Industrial
	MF - Multi-family
	SF - Single Family
	SF2 - Single Family 2
	SFM - Single Family Mobile Home Park
	MHP - Mobile Home Park
	OSR - Open Space Recreational
	PU - Public Use
	RR - Rural Residential
	U - Undeveloped



January 21, 2025

**EDGARS GORDON EDGARS SANDRA
PO BOX 641
PETERSBURG, AK 99833-0641**

NOTICE OF SCHEDULED PUBLIC HEARINGS

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

Consideration of an application from Caroline Crane for a conditional use permit to allow a home occupation in a single-family residential district at 204 Sandy Beach Rd (PID: 01-003-507).

The public hearing and consideration of the application will be held:	Tuesday, February 11th, 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

Name1	Name2	Address1	City	State	Zip
CHRIST FRY		PO BOX 1440	PETERSBURG	AK	99833-1440
HEATHER O'NEIL		PO BOX 1083	PETERSBURG	AK	99833-1083
JIM FLOYD		PO BOX 281	PETERSBURG	AK	99833-0281
JOHN JENSEN		PO BOX 681	PETERSBURG	AK	99833-0681
PHIL MEEKS		PO BOX 1514	PETERSBURG	AK	99833-1514
MARIETTA DAVIS		PO BOX 673	PETERSBURG	AK	99833-0673
LYONS COLT H	CRAIN CAROLINE	PO BOX 74	PETERSBURG	AK	99833-0074
ALASKA STATE OF		550 W 7TH AVE STE 1050A	ANCHORAGE	AK	99501-3579
ALBERG KAYLYNN		17904 3RD AVE NW	SHORELINE	WA	98177
BIGGERS PATRICIA L		PO BOX 1633	PETERSBURG	AK	99833-1633
CURRY CLYDE	CURRY JEAN	PO BOX 572	PETERSBURG	AK	99833-0572
EDDY KATIE T	EDDY STUART D	PO BOX 2085	PETERSBURG	AK	99833-2085
EDGARS GORDON	EDGARS SANDRA	PO BOX 641	PETERSBURG	AK	99833-0641
EDGARS JIM	JESTEL ALISA	PO BOX 1814	PETERSBURG	AK	99833-1814
ERBEY CYNTHIA ANN	GRESETH FAMILY IRREVOCABLE TRUST	PO BOX 70	PETERSBURG	AK	99833-0070
FLINT SUSAN H	FLINT CHARLES W	PO BOX 927	PETERSBURG	AK	99833-0927
HARAI SUSAN E		PO BOX 612	PETERSBURG	AK	99833-0612
MULLEN LUCAS JOEL	MULLEN HILLARY BURGESS	PO BOX 543	PETERSBURG	AK	99833-0543
OHMER JUDY M	JUDY OHMER LIVING TRUST	PO BOX 372	PETERSBURG	AK	99833-0372
PEELER ZACHARY ALFRED		PO BOX 761	PETERSBURG	AK	99833-0761
PETERSON LARRY W	PETERSON SUZANNE M	PO BOX 1384	PETERSBURG	AK	99833-1384
RAVEN 1 LLC		307 NE 7TH ST	MCMINNVILLE	OR	97128
SCRIMSHER SETH		PO BOX 1233	PETERSBURG	AK	99833-1233
STOLPE BJORN H	STOLPE SHANNON R	PO BOX 1487	PETERSBURG	AK	99833-1487
STOLPE JAMES D STOLPE TERESA G	STOLPE LIVING TRUST	PO BOX 1466	PETERSBURG	AK	99833-1466
SWANSON JOHN R	SWANSON MIRIAM M	PO BOX 1546	PETERSBURG	AK	99833-1546
VILLAMOR CHAD		PO BOX 462	TOPOCK	AZ	86436

Planning Commission Staff Report & Findings of Fact

Meeting Date: February 11, 2025

APPLICANT/AGENT:

Andrew Rutherford

OWNER(S), IF DIFFERENT:

Petersburg Borough

LEGAL DESCRIPTION:

Tract B, Turnaround Subdivision

LOT AREA:

402,463 sq ft

LOCATION:

Scow Bay Turnaround

SURROUNDING ZONING:

North: Industrial

South: Industrial

East: Industrial

West: Industrial

ZONING:

Industrial

PID:

01-056-140

APPLICATION SUBMISSION DATE:

1/9/2025

RECOMMENDATION:

Approve with conditions

I. APPLICANT REQUEST: The applicant has requested a temporary lease of tideland property at the Scow Bay Turnaround to dismantle and rebuild a float plane hangar.

II. APPLICABLE CODE:

16.16.090 Permits for temporary use of tidelands

III. FINDINGS:

- a. The proposed lease parcel is located at the Scow Bay Turnaround.
- b. The property is zoned industrial, which is consistent with the proposed use.
- c. Applicant is seeking a temporary use of tidelands for demolition and rebuild of the floating hangar.
- d. The hangar resides at the seaplane base just north of the Port Dock. The hangar is in a compromised condition and is in danger of sinking.
- e. The applicant states that towing the hangar a long distance is impractical and is requesting a temporary lease.
- f. The proposed timeline for the work runs from October to December.
- g. Borough department heads reviewed the application and provided comment as to duration and terms of use.
- h. The borough is currently undertaking pre-construction activities for a major development project at the Turnaround site. The current timeline has the project going to bid in early 2026.

IV. PUBLIC NOTICE

Planning Commission Staff Report & Findings of Fact

Meeting Date: February 11, 2025

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 for temporary use of tidelands

b. Criteria –

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

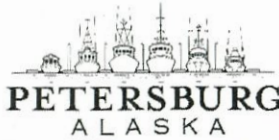
Proposed motion: I move the commission make a recommendation to the borough assembly to approve a temporary tideland use permit for Andrew Rutherford at the Scow Bay Turnaround with conditions as presented.

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

1. Temporary lease terminates no later than June 30, 2025.
2. Prior to permit being issued, the applicant shall provide:
 - a. Timeline demonstrating project will be completed and the property cleaned and returned to original state by June 30, 2025.
 - b. Plan to ensure concrete ramp and easement are open to the public.
 - c. Method for control and clean-up of all hangar materials, especially foam billets. The applicant demonstrates he has contacted the Sanitation Dept. to discuss materials to be accepted.
 - d. Cost estimate for demolition and disposal from licensed contractor. Borough should require a performance bond in this amount in the event of default and the borough is required to clean up and dispose of materials.

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)

Form must be completed in its entirety to be considered

Office Use:
Rec'd. by: <u>DKT</u>
Fee: \$ <u>500</u>
Date Rec'd: <u>1/9/25</u>

Date: 11/12/2024

This is a request for land disposal via:

- Lease
- Exchange
- Purchase
- Other _____
(Describe)

Parcel ID #(s) of Subject Property:
01056140

Proposed term of lease: 1
 (total years)

Legal Description(s) of Property:
Tract B Plat # 2012-3

Current Zoning of Property:
Industrial

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

- State of Federal Agency
- Federally Recognized Tribe
- Nonprofit Entity
- Applying to Purchase for a Public Benefit Purpose per PMC 16.12.030

Applicant Name: Andrew Rutherford

Applicant Mailing Address: PO BOX 190498
Anchorage, AK 99519

Applicant Contact Info: (360) 560-9688
 (telephone and email) AndyRutherfordm20@gmail.com

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

A. Name, address and place of incorporation: _____

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

Name and address of registered agent: _____

8. Why should the Planning Commission recommend Assembly approval of this request?

See attached proposal

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

See attached proposal

10. Prior to submitting this application, please verify with pertinent Borough Departments that the land requested for lease, purchase, exchange or other disposal is not needed for a public purpose by speaking with the appropriate personnel in the Electric, Water, Wastewater, Community Development, Harbor or Public Works Departments and obtain their comments and signatures below. (attach additional sheet if necessary):

Department Comments: This portion of Borough property is not needed by the power and light department for any purpose.

Karl Agan

Signature of Department Commenter

Department Comments: See attached for comments from Harbor, Com Dev & Public Works.

Signature of Department Commenter

12/11/24

Rutherford Scow Bay lease request.

The Borough is currently finalizing project design, permitting and formulating a 2025 schedule that could include requesting bids for the future Scow Bay Boatyard development. Therefore, Mr. Rutherford's lease must have a hard deadline of Dec 31st, 2025, to ensure his project is completed by the time the Borough's project is advertised.

I would like to see a better description of methods Mr. Rutherford proposes to ensure that the leased property is returned to the state in which it was found. Environmental cloth should be used to capture all the demo/ new construction debris.

I would like Mr. Rutherford's to acknowledge the understanding of the shared needs of access to the concrete ramp and ensure his project will not block the concrete ramp at any time.

There is an established easement along the State fencing that needs to be observed.

Glo Wollen
Harbor master

Debra Thompson

From: Liz Cabrera
Sent: Thursday, December 12, 2024 7:27 AM
To: Glorianne Wollen; Debra Thompson; Karl Hagerman; Chris Cotta
Cc: Stephen Giesbrecht
Subject: Re: Application to Lease Borough Land at Scow Bay Turnaround

Debbie,

Community Development

My comments below:

The borough is finalizing pre-construction activities in the coming months for a new haul-out and work yard at this location. Any new lease agreement should expire by December 31, 2025, though I would prefer the Applicant to provide a more accurate project schedule proposing an earlier timeline and completion date than is proposed in the application.

Applicant states there are no hazardous materials present, but the hangar sits on foam billets which are often styrofoam/polystyrene. This material breaks apart easily and can be difficult to clean up. Nobody wants this material floating down the Narrows or spread out all over the Turnaround area. Applicant should provide a plan demonstrating how they will ensure this will not be the case.

Applicant must ensure access to the concrete public ramp is maintained throughout the lease period. There is a 40' wide public access easement extending along the state maintenance facility fence line and continuing onto the tidelands that must be kept open.

Thanks,
Liz

From: Glorianne Wollen <gwollen@petersburgak.gov>
Sent: Wednesday, December 11, 2024 2:27:30 PM
To: Debra Thompson <dthompson@petersburgak.gov>; Liz Cabrera <lcabrera@petersburgak.gov>; Karl Hagerman <khagerman@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>
Cc: Stephen Giesbrecht <sgiesbrecht@petersburgak.gov>
Subject: RE: Application to Lease Borough Land at Scow Bay Turnaround

Hi Debbie,

Attached are my comments. Glo

From: Debra Thompson <dthompson@petersburgak.gov>
Sent: Wednesday, December 11, 2024 12:42 PM
To: Glorianne Wollen <gwollen@petersburgak.gov>; Liz Cabrera <lcabrera@petersburgak.gov>; Karl Hagerman <khagerman@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>
Cc: Stephen Giesbrecht <sgiesbrecht@petersburgak.gov>
Subject: Application to Lease Borough Land at Scow Bay Turnaround

Debra Thompson

From: Chris Cotta
Sent: Thursday, December 12, 2024 8:41 AM
To: Liz Cabrera; Glorianne Wollen; Debra Thompson; Karl Hagerman; Aaron Marohl
Cc: Stephen Giesbrecht
Subject: RE: Application to Lease Borough Land at Scow Bay Turnaround

Public Works comments as follows:

Public Works has no public purpose for the property in the proposed lease.

Applicant states that demolition debris will be delivered to the baler. Due to the nature of this debris (likely lots of foam, marine growth, bulky/mixed demolition materials), applicant must coordinate with Sanitation Dept prior to delivery to ensure that material will be accepted. The Sanitation Department reserves the right to reject any unsuitable material and/or assign extra charges if material is delivered that requires extra work by Sanitation personnel to process for disposal.

Thanks,
Chris

From: Liz Cabrera <l Cabrera@petersburgak.gov>
Sent: Thursday, December 12, 2024 7:27 AM
To: Glorianne Wollen <gwollen@petersburgak.gov>; Debra Thompson <dthompson@petersburgak.gov>; Karl Hagerman <khagerman@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>
Cc: Stephen Giesbrecht <sgiesbrecht@petersburgak.gov>
Subject: Re: Application to Lease Borough Land at Scow Bay Turnaround

Debbie,

My comments below:

The borough is finalizing pre-construction activities in the coming months for a new haul-out and work yard at this location. Any new lease agreement should expire by December 31, 2025, though I would prefer the Applicant to provide a more accurate project schedule proposing an earlier timeline and completion date than is proposed in the application.

Applicant states there are no hazardous materials present, but the hangar sits on foam billets which are often styrofoam/polystyrene. This material breaks apart easily and can be difficult to clean up. Nobody wants this material floating down the Narrows or spread out all over the Turnaround area. Applicant should provide a plan demonstrating how they will ensure this will not be the case.

Applicant must ensure access to the concrete public ramp is maintained throughout the lease period. There is a 40' wide public access easement extending along the state maintenance facility fence line and continuing onto the tidelands that must be kept open.

Department Comments: _____

Signature of Department Commenter

Department Comments: _____

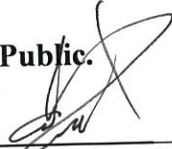
Signature of Department Commenter

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.

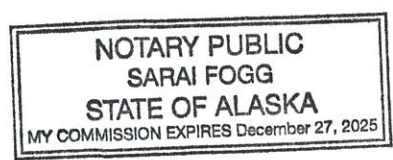


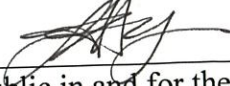
Applicant/Applicant's Representative Signature

Andrew Rutherford

Printed Name

Subscribed and sworn to by Andrew James Rutherford, who personally appeared before me this 14th day of November, 2024.





Notary Public in and for the State of Alaska.
My Commission Expires: 12/27/2025

Proposal for Use of Scow Bay Haul out for Seaplane Hangar float replacement

Introduction

This proposal seeks permission to utilize the Scow Bay haul out facility for the reconstruction of Float Hangar 1, located at the Lloyd Roundtree State Seaplane Base. The current float is failing and at risk of sinking posing a threat to the harbor and necessitating immediate action.

Project Background

Float Hangar 1 requires urgent attention as inspections have confirmed that the existing float is irreparable in its current location. Efforts to engage contractors for repairs in its current location have proven unsuccessful, and the risk of the hangar sinking presents a significant hazard to nearby infrastructure. A dive survey of the hangar's float indicates towing the hangar a long distance is impractical due to weather, tides, and safety concerns.

Proposed Solution

Haul out and Demolition Plan

- **Haul out Location:** Scow Bay Haul out Facility
- **Tidal Considerations:** float the hangar to Scow Bay during the highest tide of the month, placing the hangar high up on the tide lands. This would minimize water exposure during demolition.
- **Tow Duration:** Approximately 2.5 hours from the State Seaplane Dock to Scow Bay, avoiding interference with the State Ferry, AML, and cruise ship schedules.

Required Areas

- **Tidelands:** 50x50 ft area for demolition activities.
- **Upland Area:** 50'x50 ft area for constructing a new 46x46 ft float.

Float Specifications

The new float design, sourced from Oregon Marine, includes:

- **Materials:** Foam-filled reinforced roto-molded polyethylene floats, compliant with Army Corps of Engineers standards, resistant to saltwater, oil, gasoline, and marine life.
- **Suppliers:**
 - Lumber: AK Fibre
 - Hardware: Insul-bead, Oregon Marine
 - Disposal and construction: Joatmon Enterprises for transporting old float materials to the Petersburg Borough Bailer Facility.

Environmental Considerations

The floating hangar comprises of a Miracle Truss building on a wood dock, utilizing foam billets and logs. Importantly, there are no hazardous materials present, as the wood float does not contain creosote or treated lumber. Petersburg Borough Bailer Facility can provide disposal.

Benefits

- **Safety:** Mitigates the risk of a hazardous sinking incident in the harbor or Wrangell Narrows
- **Economic Impact:** After repairs, the hangar can be insured and used, contributing to increased tax revenues.
- **Federal Funding Opportunities:** Enhanced use of the Seaplane Base may qualify for federal grants aimed at infrastructure updates.

Compliance with Local Plans

The Borough's comprehensive plan designates the Scow Bay haul out as Waterfront A, supporting water-dependent projects. Utilizing this facility aligns with the intended zoning and operational capacity for marine haul out activities.

Timeline

- **October:** Acquire materials and stage for construction.
- **November:** Move hangar to Scow Bay and commence building the new float.
- **December:** Transfer the hangar to the new float and dispose of the old float materials.

Conclusion

This project presents a strategic opportunity to address the urgent needs of Float Hangar 1 while leveraging the facilities at Scow Bay effectively. I believe this proposal aligns with community interests and regulatory frameworks, ensuring a safe and economically beneficial outcome.

I respectfully request your approval to proceed with this project at Scow Bay. Thank you for considering this proposal.

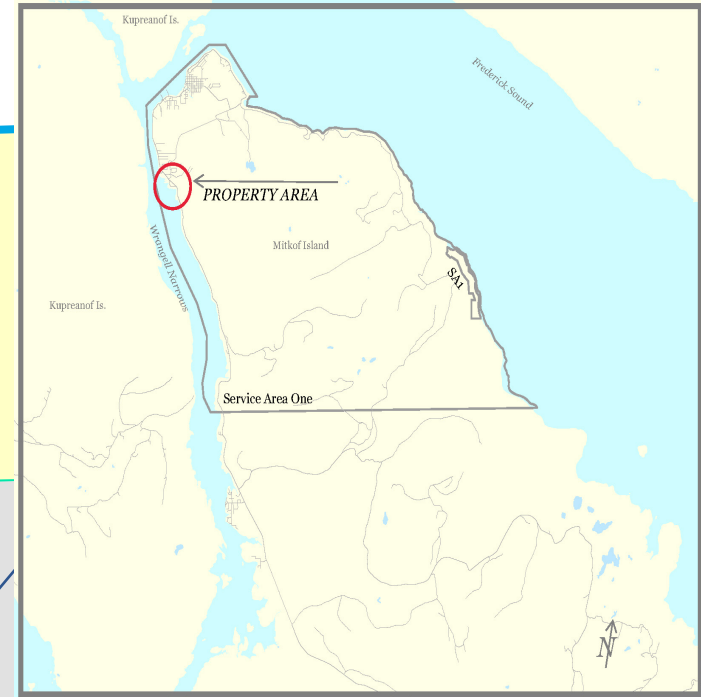
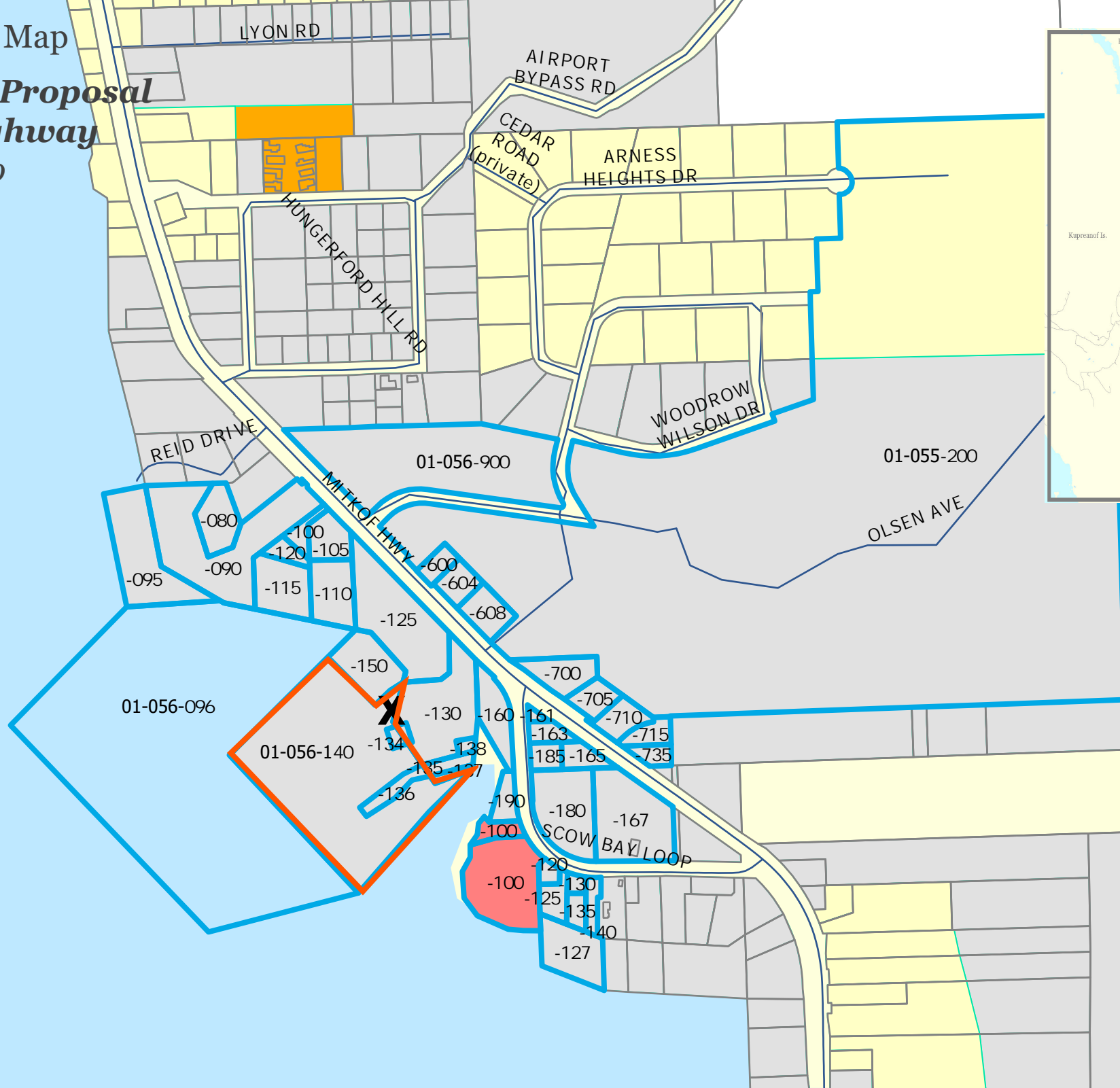
Andy Rutherford
51 Rocky RD
Petersburg, AK 99833
(360)560-9688



B. Vicinity & Detail Map


Rutherford Lease Proposal 290 Mitkof Highway

01-056-140



Zoning Classification

	C1 - Commercial 1
	C2 - Commercial 2
	C3 - Commercial 3
	I - Industrial
	MF - Multi-family
	SF - Single Family
	SF2 - Single Family 2
	SFM - Single Family Mobile Home Park
	MHP - Mobile Home Park
	OSR - Open Space Recreational
	PU - Public Use
	RR - Rural Residential
	U - Undeveloped



Wrangell Narrows



January 21, 2025

**STRAND FLOYD L STRAND BARBARA L
PO BOX 975
PETERSBURG, AK 99833-0975**

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 Andrew Rutherford to temporarily lease borough-owned tidelands property for demolition/repair of a seaplane hangar at the SCOW BAY TURNAROUND (PID: 01-056-140).

The public hearing and consideration of the application will be held:	Tuesday, February 11th, 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

Name1	Name2	Address1	City	State	Zip
CHRIST FRY		PO BOX 1440	PETERSBURG	AK	99833-1440
HEATHER O'NEIL		PO BOX 1083	PETERSBURG	AK	99833-1083
JIM FLOYD		PO BOX 281	PETERSBURG	AK	99833-0281
JOHN JENSEN		PO BOX 681	PETERSBURG	AK	99833-0681
PHIL MEEKS		PO BOX 1514	PETERSBURG	AK	99833-1514
MARIETTA DAVIS		PO BOX 673	PETERSBURG	AK	99833-0673
RUTHERFORD ANDREW		PO BOX 190498	ANCHORAGE	AK	99519
13 MARINE		PO BOX 1501	PETERSBURG	AK	99833-1501
ALASKA STATE OF		550 W 7TH AVE STE 1050A	ANCHORAGE	AK	99501-3579
ARCHIPELAGO HOLDINGS LLC		PO BOX 1922	PETERSBURG	AK	99833-1922
CAPE RELIANT FISHERIES INC		PO BOX 61	PETERSBURG	AK	99833-0061
CURTISS VICKI	CURTISS TROY E	PO BOX 1532	PETERSBURG	AK	99833-1532
DROW LLC		PO BOX 1922	PETERSBURG	AK	99833-1922
DURAN DARLA J	KOWALSKI RICHARD	PO BOX 1126	PETERSBURG	AK	99833-1126
EILENBERGER STANLEY D	EILENBERGER MARILYN H	PO BOX 364	PETERSBURG	AK	99833-0364
GOODWIN DANIEL W	GOODWIN TERESA L	4245 S PINNACLE PEEK DR	WASILLA	AK	99623-0721
HALEY WILLIAM P	HALEY DARLENE E	PO BOX 327	PETERSBURG	AK	99833-0327
HERFF F WILHELM	HERFF LINDA	PO BOX 1186	PETERSBURG	AK	99833-1186
ISLAND VENTURES LLC		PO BOX 966	PETERSBURG	AK	99833-0966
JABUSCH JAKE M	JABUSCH ALESHA	PO BOX 1228	PETERSBURG	AK	99833-1228
JOATMON ENTERPRISES LLC		PO BOX 1438	PETERSBURG	AK	99833-1438
KEKU INVESTMENTS LLC		PO BOX 5	PETERSBURG	AK	99833-0005
LYONS JACLYN MAE		PO BOX 382	PETERSBURG	AK	99833-0382
MATHISEN SIGURD	MATHISEN CYNTHIA L	PO BOX 1460	PETERSBURG	AK	99833-1460
MCFARLAND RYAN S	MCFARLAND PEPPER G	PO BOX 1216	PETERSBURG	AK	99833-1216
MORRISON CHRISTOPHER	MORRISON CHRISTINA	PO BOX 284	PETERSBURG	AK	99833-0284
MORRISON THEODORE	MORRISON JACQUELINE	PO BOX 284	PETERSBURG	AK	99833-0284
OLSEN OLIVIA		PO BOX 221	PETERSBURG	AK	99833-0221
REID JOHN EDWARD	REID PATTI	PO BOX 463	PETERSBURG	AK	99833-0463
REID JUSTIN	REID JOHN	3110 82ND DR NE	MARYSVILLE	WA	98270
SHORT JOSEPH	SHORT GWYNNE	PO BOX 1224	PETERSBURG	AK	99833-1224
SILVER BAY SEAFOODS LLC		208 LAKE ST STE 2E	SITKA	AK	99835
STRAND FLOYD L	STRAND BARBARA L	PO BOX 975	PETERSBURG	AK	99833-0975
TERRY RAYMOND D	RDT FISHERIES	PO BOX 46	PETERSBURG	AK	99833-0046
THYNES BRANDI R		PO BOX 1038	PETERSBURG	AK	99833-1038
VILLA FINANCE LLC		1923 N 300 E	LEHI	UT	84043

Planning Commission Staff Report & Finding of Fact

Meeting Date: February 11, 2025

APPLICANT/AGENT:
Hermosa Holdings LLC

OWNER(S), IF DIFFERENT:

LEGAL DESCRIPTION:
Lot 1C

LOT AREA:
25,564 SQ FT

LOCATION:
1103 S. Nordic Dr.

SURROUNDING ZONING:
North: Industrial
South: Single Family Residential
East: Commercial-1
West: Commercial-1

ZONING:
Commercial-1

PID:
01-010-745

APPLICATION SUBMISSION DATE:
1/15/25

RECOMMENDATION:
Approve with conditions

I. APPLICANT REQUEST: The applicant is requesting a minor subdivision to subdivide a parcel into two lots.

II. APPLICABLE CODES:
18.20 MINOR SUBDIVISION
19.32 COMMERCIAL-1 DISTRICT

III. FINDING:

1. The subject property is located about a mile south of downtown.
2. The surrounding area is developed with a mix of residential, commercial, and industrial developments.
3. Legal access is from S Nordic Dr and Wesley St for the proposed Lot 1CA and Wesley St for the proposed Lot 1CB.
4. Municipal water, wastewater, and electricity are available to the property.
5. The property is zoned commercial-1 and uses are consistent with that zoning.
6. There are two existing commercial structures on the property. The proposed subdivision would result in one structure per lot.
7. As proposed the buildings would be 1.35' – 1.4' from the common property line.
8. State fire code requirements are applicable and fire separation requirements shall be enforced on both structures, including the existing open pole barn style structure.

IV. PUBLIC NOTICE

The borough provided public notice consistent with PMC 19.84.040. 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

Planning Commission Staff Report & Finding of Fact

Meeting Date: February 11, 2025

The application is classified as a minor subdivision.

a. ZONING DISTRICT STANDARDS

Commercial-1 Zoning

	Criteria	Proposed Lots	Analysis
Lot Size	No minimum	Lot 1CA-12,709 sf Lot 1CB- 11,817 sf	Conforms
Lot Coverage	100%	-	Conforms
Fire Code	Per IBC	1.35' separation between the newly constructed shop and the proposed property line.	A 2-hour fire wall is required during construction of the north wall of the shop to comply with IBC Fire Resistance Rating Requirements for Exterior Walls, Table 705.5.
		1.35' separation between the open pole barn area and the proposed property line.	Fire resistant material is required on the existing open pole barn area per IBC Fire Resistance Rating Requirements for Exterior Walls, Table 705.5 and state fire marshal requirements.

c. Criteria – Per 18.20, the minor subdivision plat procedure shall be available to create a subdivision of a single parcel into no more than four parcels. The following general conditions must be met to be considered for a minor subdivision:

CRITERIA	PROPOSED SUBDIVISION	COMMENT
1. The plat subdivides a single lot into not more than four lots;	2 lots	Conforms
2. The plat provides legal and physical access to a public highway or street for each lot created by the subdivision;	S Nordic Drive Wesley St	Conforms
3. The plat does not contain or require a dedication of a street, right-of-way, or other area;	No dedications proposed	Conforms

Planning Commission Staff Report & Finding of Fact

Meeting Date: February 11, 2025

4. The plat does not require a vacation of a public dedication of land or a variance from a subdivision regulation;	No vacations proposed.	Conforms
5. The outside corners of each lot are marked and at least two outside corners of the whole subdivision tract are referenced to publicly recorded survey markers;	All outside corners are marked	Final survey will reference basis of bearing.
6. The written approval of the public works, engineering, power and light and police departments has been noted on the application.		

VI. ACTION

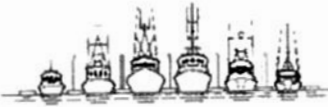
Proposed motion: I move to approve the NAPA Subdivision with findings of fact and conditions of approval as presented.

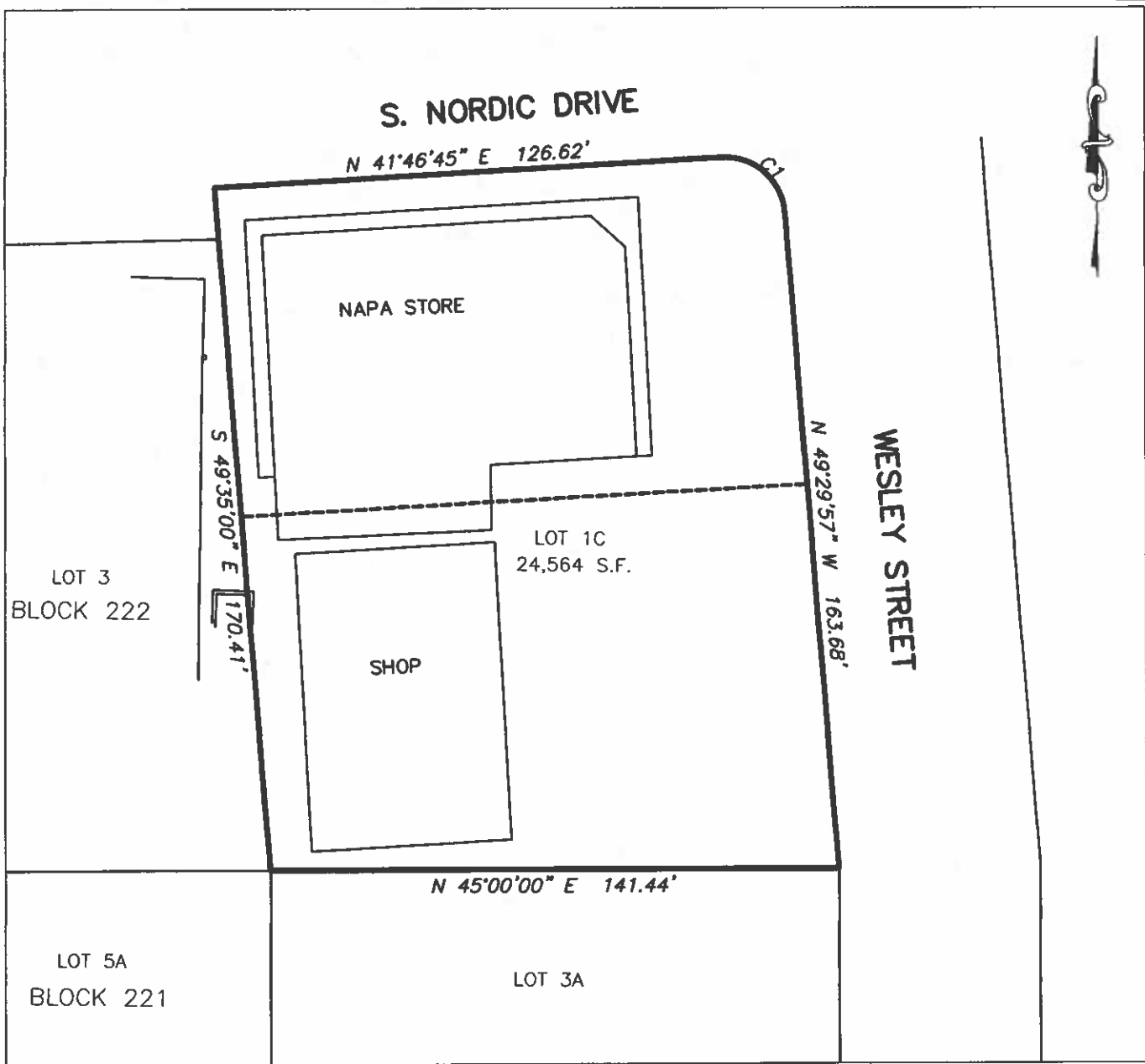
Based on the preceding findings of fact, the Petersburg Planning Commission, acting as the Platting Board, makes the following determination:

- a. The proposed NAPA Subdivision meets the conditions outlined in Title 18 for a minor subdivision.
- b. As a condition of approval, the Applicant/Owner shall:
 - Structures are subject to IBC Fire Resistance Rating Requirements for Exterior Walls.
 - Submit plans to meet fire resisting rating for review to state fire marshal’s office.
 - Implement state fire marshal requirements for both structures prior to recording of subdivision.
 - Applicant to coordinate with building official for inspections as needed.
 - Submit a plat with legible lettering meeting the generally accepted standards for good draftsmanship as prepared by a professional land surveyor, properly registered in the state of Alaska, drawn to scale, and provided in a format, size, suitable for recording.
 - Plat will have at least two outside corners of the whole subdivision tract referenced to publicly recorded survey markers.

EXHIBITS

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

 PETERSBURG BOROUGH LAND USE APPLICATION		CODE TO: 110.000.404110
		BASE FEE:
		PUBLIC NOTICE FEE: \$70.00
		TOTAL: 1105.00
DATE RECEIVED: 1/14/25	RECEIVED BY: KT	CHECK NO. or CC: #3164
APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME David Thynes C.S.S.	NAME Hermosa Holdings LLC	
MAILING ADDRESS PO Box 533	MAILING ADDRESS PO Box 1393	
CITY/STATE/ZIP Petersburg / Alaska / 99833	CITY/STATE/ZIP Petersburg/Alaska/99833	
PHONE (907) 518-0075	PHONE (480) 235-1374	
EMAIL fvnocona@gmail.com	EMAIL hightideparts@gmail.com	
PROPERTY INFORMATION		
PHYSICAL ADDRESS or LEGAL DESCRIPTION: Lot 1C of the Skylark II Subdivision, Plat No. 90-14		
PARCEL ID: 01010745	ZONE: C1	OVERLAY:
CURRENT USE OF PROPERTY: Retail business	LOT SIZE: 24,609 S.F.	
PROPOSED USE OF PROPERTY (IF DIFFERENT): Retail and shop		
SEPTIC SYSTEM: Is there a septic system on the property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO What is current or planned system? <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> DEC-approved on-site system		
WATER SOURCE: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Cistern/Roof Collection <input type="checkbox"/> Well		
LEGAL ACCESS TO LOT(S) (Street Name): Excel Street and Nordic Drive		
TYPE OF APPLICATION & BASE FEE		
<input type="checkbox"/> 19.84 Zoning Change (\$100)		
<input type="checkbox"/> 18.18 Record of Survey (\$50) (Note: No Public Notice Fee)		
<input checked="" type="checkbox"/> 18.20 Minor Subdivision/18.24 Preliminary Plat (\$75 + \$10 per lot) \$75 + \$10 x 10 = \$95		
<input type="checkbox"/> 18.24 Final Plat (\$25 per lot)		
SUBMITTALS:		
For Zoning Change, please submit letter stating the new zoning and explaining the need for the change. For Subdivision approvals, please submit a prepared plat map as required by borough code.		
SIGNATURE(S):		
I hereby affirm all of the information submitted with this application is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner(s) or authorized agent thereof for the property subject herein.		
Applicant(s): <u><i>Wesley Davis</i></u>	Date: <u><i>1-15-25</i></u>	
Owner: <u><i>Angela Dawn</i></u>	Date: <u><i>1/15/25</i></u>	
Owner: _____	Date: _____	
Owner: _____	Date: _____	



PRELIMINARY PLAN OF THE NAPA SUBDIVISION
A SUBDIVISION OF LOT 1C OF THE SKYLARK II SUBDIVISION,
PLAT No. 90-14, WITHIN SECT. 33 OF T58S, R79E, C.R.M.
 PETERSBURG RECORDING DISTRICT

CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	15.00'	23.23'	88°43'18"

CLIENT: ANGELA & WES DAVIS
 P.O. BOX 1393
 PETERSBURG, AK 99833



AREA SUMMARY:
 UNSUBDIVIDED PARENT LOT 1FB, BLOCK E = 8,961 S.F.
 PROPOSED LOT 1FC = 5,304 S.F.
 PROPOSED LOT 1FD = 3,657 S.F.

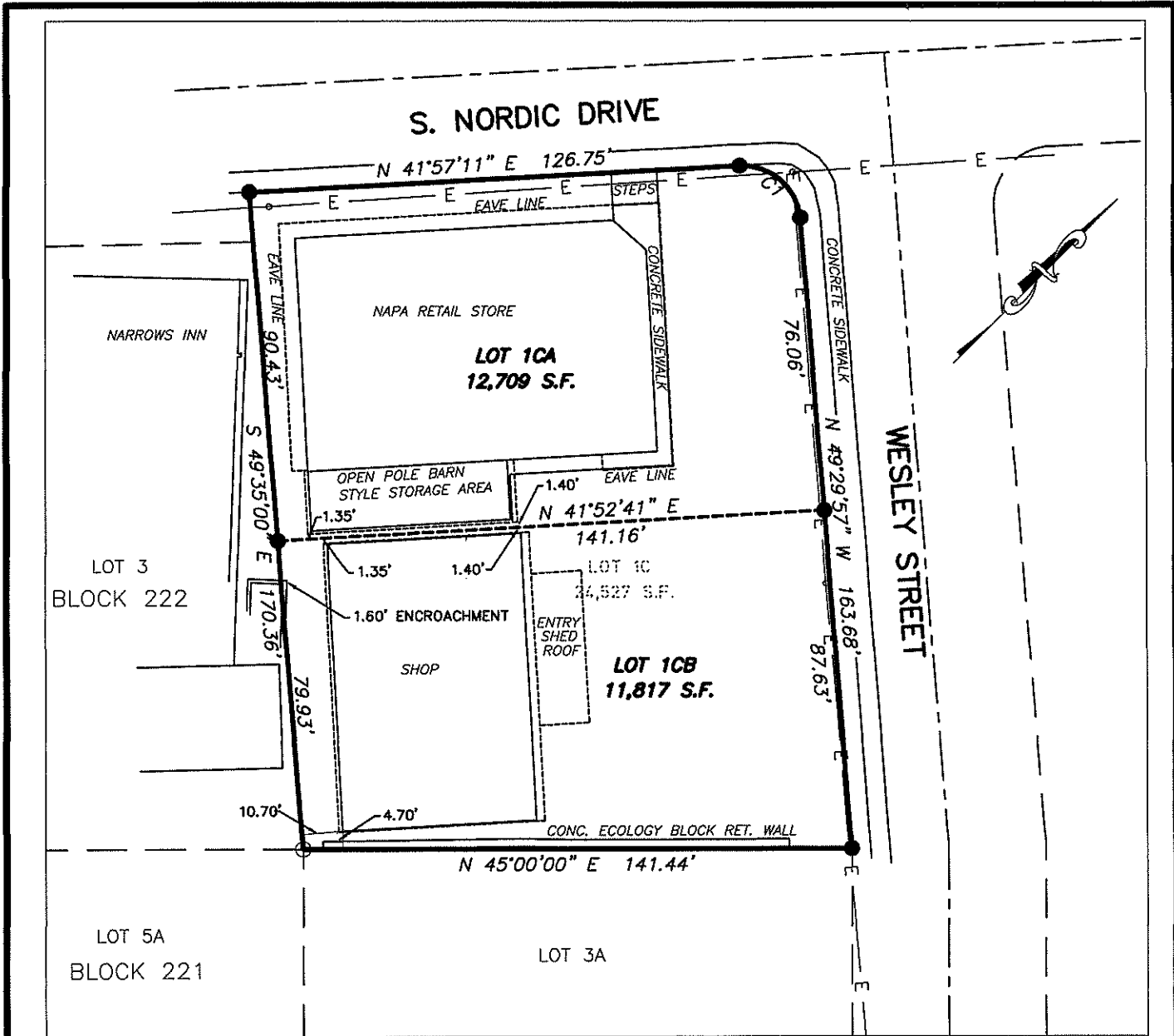
LEGEND
 ● 2" CSS ALCAP MON. PROPOSED THIS SURVEY

ZONING: COMMERCIAL 1.

SURVEYOR
CENTRAL SOUTHEAST SURVEYORS
 P.O. BOX 533, PETERSBURG AK 99833
 PH (907) 518-0075

DRAWING COMPLETED 10/2/24 DRAWN BY D.C.T.

DRAWING No. OHMERS' CORNER SUBD PRELIM 2024



**PRELIMINARY PLAN OF THE NAPA SUBDIVISION
CREATING LOT 1CA AND LOT 1CB**

A SUBDIVISION OF LOT 1C OF THE SKYLARK II SUBDIVISION,
PLAT No. 90-14, WITHIN SECT. 33 OF T58S, R79E, C.R.M.

PETERSBURG RECORDING DISTRICT

CLIENT: ANGELA & WES DAVIS
P.O. BOX 1393
PETERSBURG, AK 99833

CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	15.00'	22.68'	86°37'09"



AREA SUMMARY:
UNSUBDIVIDED PARENT LOT 1C, BLOCK 222 = 24,527 S.F.
PROPOSED LOT 1CA = 12,709 S.F.
PROPOSED LOT 1CB = 11,817 S.F.

LEGEND
● 2" CSS ALCAP MON. PROPOSED THIS SURVEY
○ 1.25" R&M ENG. PLASTIC CAP MON. FOUND

ZONING: COMMERCIAL 1.

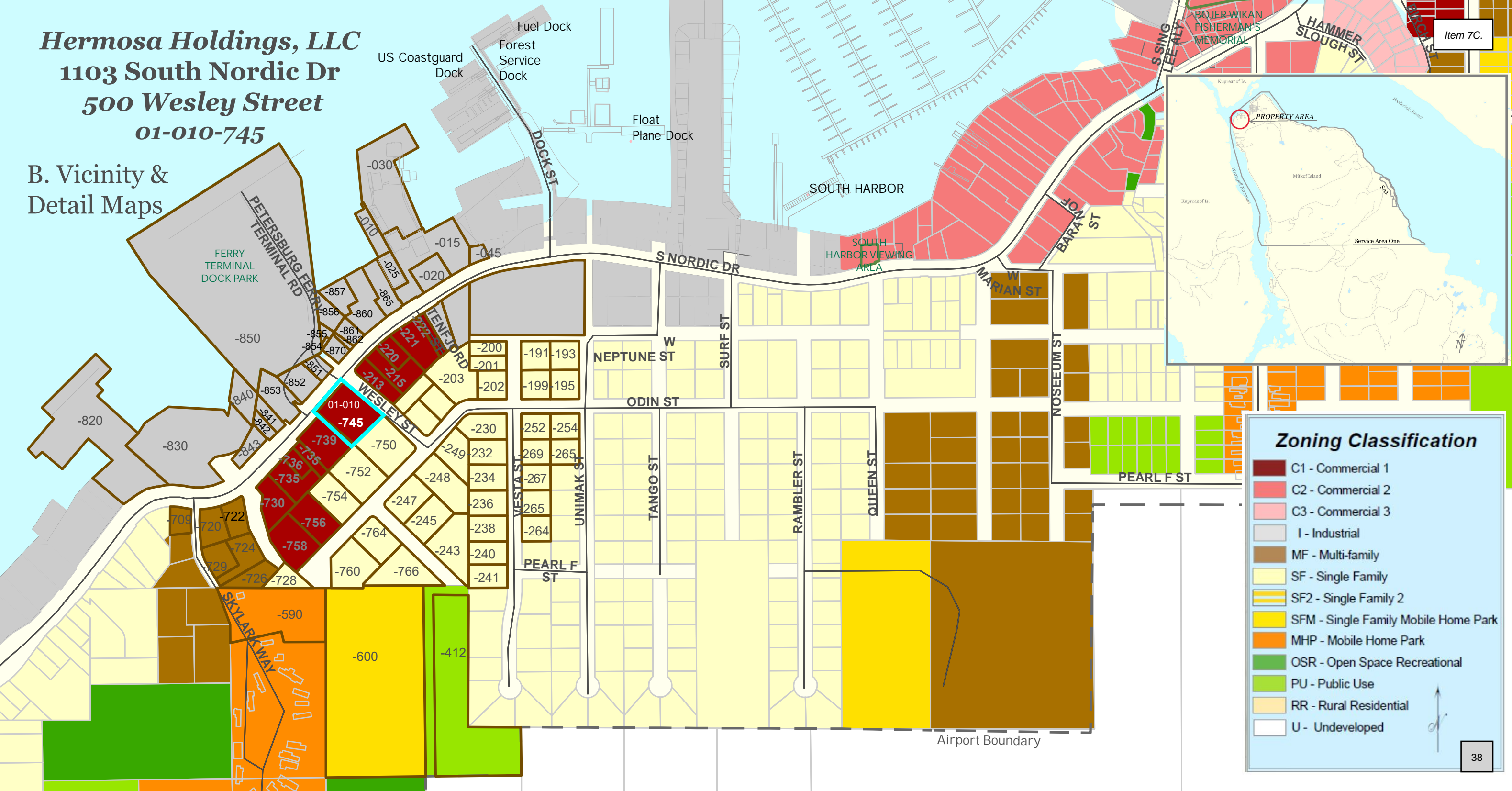
SURVEYOR
CENTRAL SOUTHEAST SURVEYORS
P.O. BOX 533, PETERSBURG AK 99833
PH (907) 518-0075

DRAWING COMPLETED 1/14/25 DRAWN BY D.C.T.

DRAWING No. NAPA SUBD PRELIM 2025

Heramosa Holdings, LLC
1103 South Nordic Dr
500 Wesley Street
01-010-745

B. Vicinity & Detail Maps



Fuel Dock
 Forest Service Dock
 US Coastguard Dock
 Float Plane Dock

SOUTH HARBOR

SOUTH HARBOR VIEWING AREA

FERRY TERMINAL DOCK PARK

Zoning Classification

- C1 - Commercial 1
- C2 - Commercial 2
- C3 - Commercial 3
- I - Industrial
- MF - Multi-family
- SF - Single Family
- SF2 - Single Family 2
- SFM - Single Family Mobile Home Park
- MHP - Mobile Home Park
- OSR - Open Space Recreational
- PU - Public Use
- RR - Rural Residential
- U - Undeveloped



Item 7C.

Airport Boundary



January 21, 2025

**MARTIN BROCK F WEBB SUZANNE M
PO BOX 1398
PETERSBURG, AK 99833-1398**

NOTICE OF SCHEDULED PUBLIC HEARINGS

The Petersburg Borough Planning Commission has scheduled a public hearing to consider:
Consideration of an application from Hermosa Holdings LLC for a minor subdivision at 1103 S NORDIC DR (PID: 01-010-745).

The public hearing and consideration of the application will be held:	Tuesday, February 11th, 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.

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Sincerely,

Liz Cabrera
Community & Economic Development Department

Name1	Name2	Address1	City	State	Zip
CHRIST FRY		PO BOX 1440	PETERSBURG	AK	99833-1440
HEATHER O'NEIL		PO BOX 1083	PETERSBURG	AK	99833-1083
JIM FLOYD		PO BOX 281	PETERSBURG	AK	99833-0281
JOHN JENSEN		PO BOX 681	PETERSBURG	AK	99833-0681
PHIL MEEKS		PO BOX 1514	PETERSBURG	AK	99833-1514
MARIETTA DAVIS		PO BOX 673	PETERSBURG	AK	99833-0673
HERMOSA HOLDINGS LLC		PO BOX 1393	PETERSBURG	AK	99833-1393
AGNER JESSE A	AGNER MARGARET H	PO BOX 565	PETERSBURG	AK	99833-0565
ALASKA LAND COMPANY		2500 VISCOUNT WAY	RICHMOND	BC	V6V 1N1
ALASKA STATE OF		550 W 7TH AVE STE 1050A	ANCHORAGE	AK	99501-3579
ANDERSON AMY E		PO BOX 1781	PETERSBURG	AK	99833-1781
BERTAGNOLI JOE		PO BOX 481	PETERSBURG	AK	99833-0481
BOJORQUEZ-FELIX RICARDO		PO BOX 2011	PETERSBURG	AK	99833-2011
CANGIALOSI SALVATORE A		PO BOX 1414	PETERSBURG	AK	99833-1414
CHITTENDEN TIMOTHY R		PO BOX 1774	PETERSBURG	AK	99833-1774
CLARK KEVIN J		PO BOX 1256	NOME	AK	99762-1256
CONNOR WILLIAM H JR		1668 E HARMONY WAY	QUEEN CREEK	AZ	85140-5176
DIAMANTE GIFT SHOPPE INC		PO BOX 1029	PETERSBURG	AK	99833-1029
FRANKLIN CLAYTON S		PO BOX 62	PETERSBURG	AK	99833-0062
GANSKE MORRILL	ELLEN M GANSKE MORRILL	112 BLACK POWDER CIR	FOLSOM	CA	95630
GARD TIMOTHY	GARD LISA	21700 WILDFLOWER DR	NEWBERG	OR	97132
HOLMGRAIN RANDAL E	HOLMGRAIN SARAH	PO BOX 1975	PETERSBURG	AK	99833-1975
KANDOLL BRIAN	KANDOLL CAROL	PO BOX 1363	PETERSBURG	AK	99833-1363
LITSHEIM PETER	LITSHEIM THERESA	PO BOX 856	PETERSBURG	AK	99833-0856
LYNN CYNTHIA E		PO BOX 1758	PETERSBURG	AK	99833-1758
LYONS JACK C	LYONS HEIDI	PO BOX 527	PETERSBURG	AK	99833-0527
M&K SCHWARTZ AK TRUST		PO BOX 434	PETERSBURG	AK	99833-0434
MAIN KEVIN		PO BOX 1704	PETERSBURG	AK	99833-1704
MAROHL AARON		PO BOX 255	PETERSBURG	AK	99833-0255
MARSH KIRT	MARSH DONNA	PO BOX 1421	PETERSBURG	AK	99833-1421
MARTIN BROCK F	WEBB SUZANNE M	PO BOX 1398	PETERSBURG	AK	99833-1398
MORRIS CHRISTINA		709 95TH DR SE	LAKE STEVENS	WA	98258-3929
MURDOCK WILLIAM CHARLES	MURDOCK EILEEN ROSE	PO BOX 850	PETERSBURG	AK	99833-0850
NEIDIFFER KIMBERLY		PO BOX 1913	PETERSBURG	AK	99833-1913
NORDIC REAL ESTATE LLC		PO BOX 1975	PETERSBURG	AK	99833-1975
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
PETRO 49 INC	HARBOR ENTERPRISES INC	PO BOX 389	SEWARD	AK	99664
PHILLIPS AARON L		PO BOX 624	PETERSBURG	AK	99833-0624
PISTON AND RUDDER SERVICE INC		PO BOX 1308	PETERSBURG	AK	99833-1308
POOLE JEFFREY		PO BOX 1715	PETERSBURG	AK	99833-1715
RENO SEAIRA	SCHONBERG FRANZ	PO BOX 1434	PETERSBURG	AK	99833-1434
RIBICH ELI	RIBICH GAIL	PO BOX 110	PETERSBURG	AK	99833-0110
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
STUEBER NORIE	STUEBER GERALD M JR	PO BOX 102	PETERSBURG	AK	99833-0102
STROMDAHL JAMES	STROMDAHL MARY	PO BOX 1326	PETERSBURG	AK	99833-1326
TANGATAILOA STACIE		400 NE 153 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	99833-0902
YOUNG ELROY L & ALIC		PO BOX 2100	PETERSBURG	AK	99833-2100
REGULA RANDY R & REBECCA A BUYERS		PO BOX 1687	PETERSBURG	AK	99833-2100