



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Agenda Planning Commission Regular Meeting

Tuesday, December 12, 2023

12:00 PM

Assembly Chambers

You are invited to a Zoom meeting.

When: December 12, 2023, 12:00 PM Alaska

Topic: December 12, 2023, 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. Meeting Minutes 11.14.2023

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. Recommendation to the Borough Assembly on an application from the Island Refrigeration to purchase borough-owned property located off Dock St. - Port Authority Staging Area. (portion of PID: 01-010-035)

B. Consideration of an application from Petersburg Indian Association for a Minor Subdivision at N 8th Street, Tract A, US Survey 1168. (PID: 01-006-060, 01-006-070).

C. Recommendation to the Borough Assembly to rezone Lot 4, Skylark II Subdivision from Single-Family Residential to Open Space - Recreation, and Government Lot 13, Section 33, T58S, R79E from Public Use to Open Space - Recreation. (PID: 01-010-243, 01-010-412)

8. Non-Agenda Items

A. Commissioner Comments

B. Staff Comments

C. Next Meeting is January 9, 2024, at 12:00 pm.

9. Adjournment



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, November 14, 2023

12:00 PM

Assembly Chambers

1. Call to Order

Commission Chair Chris Fry called the meeting to order at 12:00pm.

2. Roll Call

PRESENT

Commission Chair Chris Fry
Commissioner Heather O'Neil
Commission Secretary Sally Dwyer
Commissioner Jim Floyd
Commissioner Marietta Davis
Commissioner Phillip Meeks

ABSENT

Commission Vice-Chair John Jensen

3. Acceptance of Agenda

The agenda was accepted as presented.

Motion made by Commission Secretary Dwyer, Seconded by Commissioner Davis.

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commission Secretary Dwyer, Commissioner Floyd, Commissioner Davis, Commissioner Meeks

4. Approval of Minutes

The October 10, 2023, meeting minutes were unanimously approved.

Motion made by Commissioner Davis, Seconded by Commission Secretary Dwyer.

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commission Secretary Dwyer, Commissioner Floyd, Commissioner Davis, Commissioner Meeks

5. Public Comments

None

6. Consent Calendar

None

7. Public Hearing Items

- A. Recommendation to the Borough Assembly on an application from the Petersburg Indian Association to purchase borough-owned property located on N. 8th St. (PID: 01-006-060, 01-006-070).

Community Development Director Liz Cabrera corrected an error in the staff report page 7, findings b, the total area is approximately 342,000 sq ft or just over 7.8 acres not 3 acres.

Motion made by Commissioner Floyd, Seconded by Commissioner O'Neil.

Commission Secretary Dwyer addressed a letter from the neighborhood where they were asking that we discuss having single family residential or duplex but not apartment buildings.

Commissioner O'Neil asked if there was a guideline for what small apartment building means to PIA.

Cris Morrison, Tribal Council President for Petersburg Indian Association spoke to say the council has not approved the structures or concept at this point. The council has approved seeking to acquire the property with the purpose of putting in residential rental units. This is a long-term development plan. Cris would like to see a 6-to-8-unit single story for elderly or mobility challenged apartment building and to keep a very nice neighborhood feel.

Commissioner Davis thanked Cris for sharing her general vision and can see a real need for this in our community. She understands the neighbors wanting to keep the same single family feel in the neighborhood.

Commissioner O'Neil added that keeping a green space would be really nice.

Commissioner Meeks said that back in the 80's when the baseball field was being built, they were made aware that a fiber optic cable was in the area. He urged PIA to look into it.

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commission Secretary Dwyer, Commissioner Floyd, Commissioner Davis, Commissioner Meeks

- B. Consideration of an application from John and Miriam Swanson for a major subdivision and vacation of a portion of the Ramona St. right-of-way at 1320 Nordic Dr. (PID: 01-002-161).

Utility Director Karl Hagerman spoke to say he is here to answer any questions.

Motion made by Commission Chair Fry, Seconded by Commissioner Davis.

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commission Secretary Dwyer, Commissioner Floyd, Commissioner Davis, Commissioner Meeks

- C. Consideration of an application from the Petersburg Borough to replat Lots 3, 4, 5, 6, 7, and 8, Block 264, Northeast Subdivision to create a 50-foot right-of-way and four 10,000-sf residential lots (PID: 01-003-473, 001-003-475, 1-003-476, 01-003-477, 01-003-480, 01-003-481).

Utility Director Karl Hagerman said he and Dave Thynes are here to answer any questions. This is associated with the pump station 4 project.

Motion made by Commissioner Floyd, Seconded by Commission Secretary Dwyer.

Discussion.

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commission Secretary Dwyer, Commissioner Floyd, Commissioner Davis, Commissioner Meeks

- D. Initiation of a rezone by the Planning Commission to rezone Lot 4, Skylark II Subdivision and Government Lot 13, Section 33, T58S, R79E to Open Space - Recreation.

Joe Bertagnoli spoke on his own behalf in favor of the rezone.

Motion made by Commissioner Floyd, Seconded by Commissioner O'Neil.

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commission Secretary Dwyer, Commissioner Floyd, Commissioner Davis, Commissioner Meeks

8. Non-Agenda Items

- A. Commissioner Comments

None

- B. Staff Comments

Community Development Director Liz Cabrera will not be at the next meeting but will try to zoom in.

Liz asked if the Skylark development didn't go forward, would the commission still pursue the rezone or if it was contingent on the Skylark development. Commission Chair Fry said to still pursue the rezone.

C. Next Meeting is December 12, 2023, at 12:00pm.

9. Adjournment

The meeting adjourned at 12:20 pm.

Motion made by Commission Secretary Dwyer, Seconded by Commissioner Floyd.

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commission Secretary Dwyer, Commissioner Floyd, Commissioner Davis, Commissioner Meeks

Planning Commission Staff Report & Finding of Fact

Meeting Date: December 12, 2003

APPLICANT/AGENT:

Island Refrigeration, LLC
Brock Snider

OWNER(S), IF DIFFERENT:

Petersburg Borough

LEGAL DESCRIPTION:

McFadden Lease Parcel B and
Petersburg Port Authority Storage Area,
Plat #2000-6

LOT AREA:

Approx. 35,000 Sq Ft

LOCATION:

Off Dock St, behind Wikan Enterprises

SURROUNDING ZONING:

North: Industrial
South: Industrial
East: Industrial
West: Industrial

ZONING:

Industrial

PID:

01-010-035

APPLICATION SUBMISSION DATE:

11/16/2023

I. APPLICANT REQUEST: The applicant has requested to purchase Borough owned property located off Dock Street, behind Wikan Enterprises and USCG. (PID: 01-010-035)

II. APPLICABLE CODE:

16.12 ACQUISITION OR DISPOSAL OF BOROUGH PROPERTY
16.16 TIDELANDS

III. FINDINGS:

- a. The subject property is approximately 35,000 sf of vacant waterfront property owned by the Petersburg Borough.
- b. The subject property is zoned industrial.
- c. The proposed use of the property is to establish a marine refrigeration and electrical facility to serve the commercial fishing fleet. The intended use is consistent with the existing zoning.
- d. The property has legal access to Dock St.
- e. Municipal utilities are located at Dock St and would need to be extended to the subject parcel.
- f. No portion of the property is located within a flood zone.
- g. Per borough code, tidelands maybe sold in isolated and necessary instances when not needed for public purposes.
- h. Borough departments have reviewed the request and determined the property is not needed for a public purpose. Additional comments are attached.

Planning Commission Staff Report & Finding of Fact

Meeting Date: December 12, 2003

IV. PUBLIC NOTICE

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 to purchase borough property.

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 to recommend to the Borough Assembly that Lease Parcel B and the Port Authority Storage Area be approved for sale along with the findings as presented.

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

a. The subject property is not needed for a public purpose.

b. The subject property is appropriately zoned for its intended future use.

EXHIBITS

- A. Applicant materials
- B. Detail Map
- C. Public Hearing Mailout
- D. Comments



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: KT
Fee: \$ 500⁰⁰
Date Rec'd: 11/16/23

Date: 11/6/2023
~~8/29/2023~~

This is a request for land disposal via (circle one):
Lease **Purchase** **Exchange** **Other**

Parcel ID #(s) of Subject Property:
01-010-035

Proposed term of lease: _____
(total years)

Legal Description of Property:
A PORTION OF WILSON TIDELANDS
LEASE PLATT # 2000-6
T-37

Current Zoning of Property:
INDUSTRIAL

Applicant Name: ISLAND REFRIGERATION, LLC

Applicant Mailing Address: BRACK SNIDER
PO BOX 2185, PETERSBURG AK 99833

Applicant Contact Info: BRACK SNIDER 907 518 1310
(phone and/or email) brack@islandref.com

1. Size of Area requested (identify the minimum area necessary in square feet): ~27,150

2. Attach a map showing the location of the land requested. Map must show surrounding area with the land requested clearly marked with bolded borders or highlighted color.

SEE ATTACHED

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)

SEE ATTACHED NARRATIVE

4. Name and address of all adjacent land owners or lessees, including upland owner(s) if applicable: (attach additional sheet if necessary)

PETERSBURG BOROUGH

PISTON & RUBBER SERVICES

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)

LOCAL BUILDING PERMIT

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 resident agent:

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

SEE ATTACHED NARRATIVE

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

SEE ATTACHED NARRATIVE

10. Prior to submitting this application, please verify with pertinent Borough Departments that the land requested for lease, purchase or exchange 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:

Signature of Department Commenter

Department Comments:

Signature of Department Commenter

Department Comments:

Signature of Department Commenter

Department Comments:

Signature of Department Commenter

3. Narrative on Use of Property:

The proposed use of the land is to establish a marine refrigeration and electrical facility tailored to support Petersburg's commercial fishing fleet. We anticipate beginning operations within six months of acquiring the land. The overall use of the property would be to be the headquarters for Island Refrigeration and Marine Electrical, which would be housed in two buildings which would be built in phases. The first building would house the parts warehouse, office, a small work area/toolroom, and a basic showroom and retail area. This structure is a steel building 40'x80' intent to utilize durable marine-grade materials to withstand Petersburg's waterfront conditions. The construction phase is expected to span approximately 12 months from the start date. The estimated dollar value of these improvements stands at \$500,000. Our proposal's value to the borough's economy is twofold: directly, by enhancing marine services and infrastructure, and indirectly, by creating jobs and fostering economic activity. As a team of young professionals dedicated to marine trades, our venture symbolizes a generational commitment to bolstering Petersburg's marine heritage.

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

This request aligns with the borough's vision of prioritizing marine uses, especially in strategic locations like the parcel near South Harbor. While the current use as storage serves a purpose, diversifying its utility can lead to broader economic benefits. Given the challenges highlighted by the leasing model, granting this land to a committed business like ours not only optimizes its use but also sends a positive message about the borough's adaptability and forward-thinking approach.

9. Consistency with the Borough's Comprehensive Plan:

Our proposal resonates with the comprehensive plan's emphasis on marine vitality and economic development. The establishment of a marine refrigeration and electrical facility directly supports and uplifts the commercial fishing fleet, a cornerstone of Petersburg's identity. Furthermore, by nurturing the next generation of marine professionals, we are laying the groundwork for sustainable growth and ensuring that our marine traditions continue to flourish.

Island Refrigeration General Purpose for Applying to Purchase Land

Petersburg's waterfront, particularly the parcel near South Harbor, holds immense potential for bolstering our community's economic and marine vitality. Currently, this industrially zoned waterfront land, owned by the borough, is underutilized, primarily serving as net storage. Given its strategic location and the overarching vision of the borough to prioritize marine uses, there's an evident opportunity to maximize its utility. However, due to the complications of ownership of the land, a business owner is very hesitant to invest in a building on leased land. This reveals a self-contradicting plan design.

Historically, the lease model has presented challenges for business owners looking to invest and develop properties. A prime example is Wikan Enterprises who, after building on leased land, faced significant obstacles in selling his property. This is partially due to lenders' hesitancy in providing loans for properties on leased land, given the complications in asset seizures. But it is also a challenge for the seller to establish a price for the structure built on leased property. Recognizing this challenge, the borough took the step of allowing this individual to purchase the land his building occupied, paving the way for a smoother business transition.

As a community, we are at a crossroads. Many of our skilled tradesmen are approaching retirement, emphasizing the need to support and nurture the next generation of marine professionals. My team and I represent this new wave of dedicated workers, fully committed to supporting the commercial fishing fleet. Specializing in marine refrigeration and electrical work, our business is exclusively tailored to serve and uplift the fleet, ensuring its continued success. Very few locations near the harbors, where we do nearly 100% of our work, are available to build, buy or even rent. This property would be a chance for us to establish a long-term location where we can be close to where we are needed.

By granting us this land, the borough would be entrusting a valuable asset to individuals deeply invested in Petersburg's marine future. Not only would this move alleviate the property's current limitation as storage, but it would also symbolize a proactive approach in ensuring the land's optimal use. Furthermore, given the scarcity and high cost of land on the island, acquiring this parcel would enable us to establish a permanent base, further cementing our commitment to the community and the fleet.

In conclusion, this proposal isn't just about land acquisition; it's about envisioning a future where Petersburg's marine heritage thrives, supported by passionate professionals dedicated to its success. We humbly request the borough's consideration in granting us this opportunity.

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

SEE ATTACHED NARRATIVE

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

SEE ATTACHED NARRATIVE

10. Prior to submitting this application, please verify with pertinent Borough Departments that the land requested for lease, purchase or exchange 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: The water, wastewater and electric utilities do not have a need or use for the property in question. Extension of all utilities to the applicant's proposed site will be the applicant's responsibility.


Signature of Department Commenter

Department Comments: _____

Signature of Department Commenter

Department Comments: _____

Signature of Department Commenter

Department Comments: _____

Signature of Department Commenter

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

SEE ATTACHED NARRATIVE

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

SEE ATTACHED NARRATIVE

10. Prior to submitting this application, please verify with pertinent Borough Departments that the land requested for lease, purchase or exchange 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: _____

Signature of Department Commenter

Department Comments: Community Development does not need the parcel for a public purpose.

Liz Cabrera

Signature of Department Commenter

Department Comments: _____

Signature of Department Commenter

Department Comments: _____

Signature of Department Commenter

Debra Thompson

From: Glorianne Wollen
Sent: Friday, November 10, 2023 3:40 PM
To: Debra Thompson; Liz Cabrera; Karl Hagerman; Chris Cotta
Cc: Stephen Giesbrecht
Subject: RE: Island Refrigeration Land Purchase Application

Hi Debbie,

10.
This is Borough’s Port waterfront property that was filled in and developed in the early 80’s by the Harbor and has been managed and maintained for marine use by the Port and Harbor Department. We are glad we have an opportunity to comment on its future.

Will start with a little history. The originally authorized City Council’s plan for this developed Port property on Dock Street was to be used as a marine industrial park with partials of leasable land that marine businesses could use for short- or long-term purposes. The objective was to protect an area within the waterfront and keep it available for specific marine industry businesses to enhance the available support for our commercial fleet and harbor users. The goal of leasing borough property gave the Borough some oversight to ensuring the marine nature of the use of the property, especially during the sale of improvements associated with the said leased property. Over the last 40 years the Port property has been leased and used for a variety of marine businesses ie: USCG Port Building, Alaska Commercial Electronics, Wikan Enterprise, Wally MacDonald’s Fleet Refrigeration, McFadyn Shipwrights, Desire Fish Company and others have operated out of this area and met the goals of the original intention. The Port and Harbor Dept. has also used a portion of the property to house containers used for material and equipment storage and maintenance facility (welding/wood working) needs. The area has also been used as leased space for gear storage – bait houses, trailers, crab pots, tender gear etc. on a monthly square foot basis.

This being said, the decision to sell the leased Port property to Wikan Enterprises changes the landscape and the need outlined by Mr. Snider is hard to argue with. His business, Island Refrigeration is the second generation of Wally MacDonald’s Fleet Refrigeration and is instrumental to supporting the SE fishing industry. There are a couple of local businesses we notice “put Petersburg on the map” as far as vessels that come from elsewhere to have work done here in Petersburg and Island Refrigeration is one of them.

Being familiar with refrigeration maintenance needs onboard our commercial fleet, we understand that location is an important element for this particular business and their customer base to thrive. More importantly to keep the original vision of a marine industrial park which is integral to the local fleet’s viability, staff supports the Borough’s direct sale of Port property to Mr. Snider and Island Refrigeration. The Harbor Dept. is currently exploring a better location for a permanent maintenance building and storage yard so willing to relocate the storage containers and equipment as needed. The private gear storage needs will be accommodated at the Drive Down Approach where currently (free) 30 day parking is available, thus no loss of income related to the requested purchased partial.

Thanks, Glo

From: Debra Thompson <dthompson@petersburgak.gov>
Sent: Tuesday, November 7, 2023 4:33 PM
To: Liz Cabrera <lcabrera@petersburgak.gov>; Glorianne Wollen <gwollen@petersburgak.gov>; Karl Hagerman <khagerman@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>
Subject: Island Refrigeration Land Purchase Application

Debra Thompson

From: Chris Cotta
Sent: Tuesday, November 14, 2023 3:57 PM
To: Debra Thompson
Cc: Liz Cabrera; Glorianne Wollen; Karl Hagerman
Subject: FW: Island Refrigeration Land Purchase Application
Attachments: Island Refrigeration Land Purchase Application 11.6.2023.PDF

All,

My comments wouldn't quite fit on the attached form so I'm providing them via email. Public Works does not need the subject parcel for a public purpose. That being said, we also feel that if the outlined property is transferred to private ownership, that the driveway leading from Dock Street to the subject property should also be looked at. We have been maintaining that driveway as a courtesy to the Harbor Dept, but if there was only one property owner served by that driveway, our opinion is that it would essentially be a private drive at that point and no longer something Public Works would need to maintain. The Coast Guard lots and the Wikan Enterprises building both have access from Dock Street. Even if the driveway is left in public hands, it would only be serving one private entity (Island Refrigeration) so it would not make sense for us to maintain it going forward. This issue likely merits further discussion before any action is taken to transfer ownership of either the subject lots or the associated driveway leading from Dock Street. Thanks,

Chris Cotta
Public Works Director
Petersburg Borough
(907)772-4430

From: Debra Thompson <dthompson@petersburgak.gov>
Sent: Tuesday, November 7, 2023 4:33 PM
To: Liz Cabrera <lcabrera@petersburgak.gov>; Glorianne Wollen <gwollen@petersburgak.gov>; Karl Hagerman <khagerman@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>
Subject: Island Refrigeration Land Purchase Application

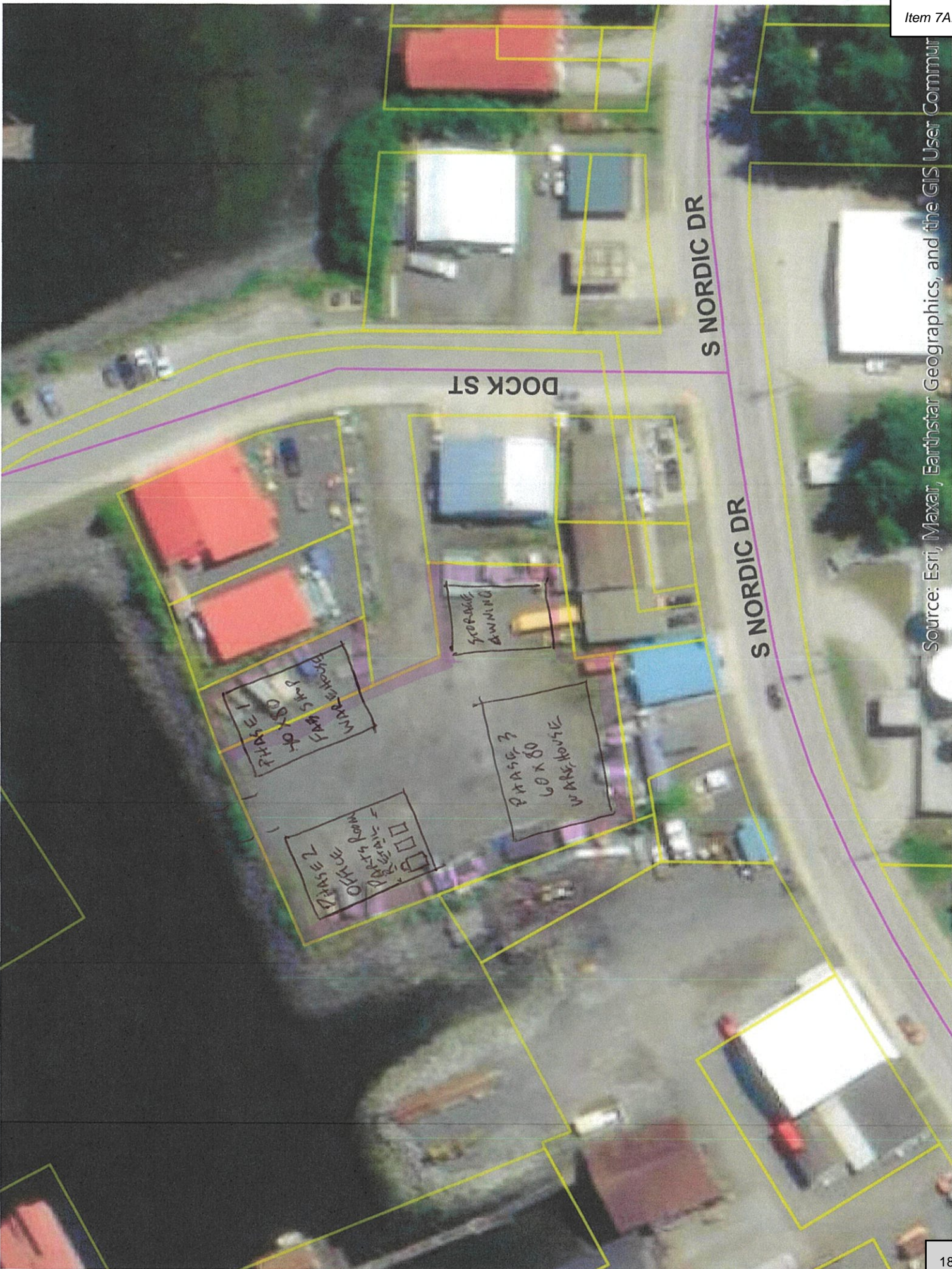
Liz, Glo, Karl & Chris,

Brock Snider, owner of Island Refrigeration, has applied to purchase the lot behind Wikan Enterprises on Dock Street (parcel #01-010-035). Please note on the application or in an email whether or not your department has a need to keep the parcel in Borough ownership. Once I hear from all of you I will forward the application to the Planning Commission.

Thank you,
Debbie

Debra K. Thompson, CMC
Borough Clerk/Human Resources Director

Petersburg Borough
907-772-5405



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Communit



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Commu

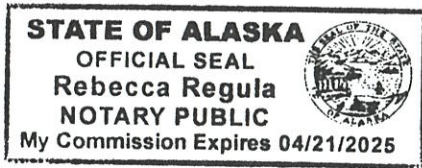
NOTICE TO APPLICANT(s):

Applicant will be required to pay a non-refundable filing fee with the Borough of \$500 to cover estimated costs of: a title report, survey, legal fees, postage, recording fees, public noticing and advertising and other costs incidental to the processing of this application.

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.

[Signature]
Applicant/Applicant's Representative



Subscribed and sworn to by Brock Snider, who personally appeared
before me this 6th day of November, 2023.

[Signature]
Notary Public

Notary Public in and for the State of Alaska. My Commission Expires: 4/21/2025

Exhibit B

*Island Refrigeration, LLC
Purchase of Borough Property
Port of Authority Storage Area
Near Dock Street and S. Nordic Drive
01-010-035*

Item 7A.



November 21, 2023



WEATHERS LAIFE WEATHERS ANDREA
PO BOX 167
PETERSBURG, AK 99833-0167

NOTICE OF SCHEDULED PUBLIC HEARINGS

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

A recommendation to the Borough Assembly on an application from the Island Refrigeration to purchase borough-owned property located off Dock St. - Port Authority Staging Area. (portion of PID: 01-010-035)

The public hearing and consideration of the application will be held:	Tuesday, December 12th 2023, 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
SALLY DWYER		PO BOX 1788	PETERSBURG	AK	99833-1788
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
ISLAND REFRIGERATION	BROCK SNIDER	PO BOX 2185	PETERSBURG	AK	99833-2185
ALASKA COMMERCIAL ELECTRONICS LLC LESSEE		PO BOX 1144	PETERSBURG	AK	99833-1144
ALASKA DOT & PF LESSOR		PO BOX 112505	JUNEAU	AK	99811-2505
ANDERSON AMY E		PO BOX 1781	PETERSBURG	AK	99833-1781
BIRCHELL PROPERTIES LLC LESSEE		PO BOX 12	PETERSBURG	AK	99833-0012
BOJORQUEZ-FELIX RICARDO		PO BOX 2011	PETERSBURG	AK	99833-2011
CURTISS KERRI		PO BOX 1532	PETERSBURG	AK	99833-1532
DAHL JEROME E	DAHL STACEY	PO BOX 1275	PETERSBURG	AK	99833-1275
DIAMANTE GIFT SHOPPE INC		PO BOX 1029	PETERSBURG	AK	99833-1029
GARD TIMOTHY	GARD LISA	21700 WILDFLOWER DR	NEWBERG	OR	97132
KANDOLL BRIAN	KANDOLL CAROL	PO BOX 1363	PETERSBURG	AK	99833-1363
KIVISTO ROBERT S		PO BOX 1781	PETERSBURG	AK	99833-1781
LITSHEIM PETER	LITSHEIM THERESA	PO BOX 856	PETERSBURG	AK	99833-0856
MARSH KIRT	MARSH DONNA	PO BOX 1421	PETERSBURG	AK	99833-1421
MARTIN BROCK F	WEBB SUZANNE M	PO BOX 1398	PETERSBURG	AK	99833-1398
MENISH SCHONBERG LIVING TRUST		PO BOX 877	PETERSBURG	AK	99833-0877
MORRILL DANIEL	MORRILL ELLEN	112 BLACK POWDER RD	FOLSOM	CA	95630
MORRISON CHRISTINA TRUSTEE	ARNOLD G FREDRICKSEN TRUST	PO BOX 284	PETERSBURG	AK	99833-0284
NORDIC HOUSE BED & BREAKFAST INC		PO BOX 469	PETERSBURG	AK	99833-0469
OLSEN OLIVIA J		PO BOX 221	PETERSBURG	AK	99833-0221
PARKER SAMMY	NEWTON LEEROY	PO BOX 1364	PETERSBURG	AK	99833-1364
PERRY DONALD E	PERRY LYNNE M	PO BOX 1566	PETERSBURG	AK	99833-1566
PETERSBURG FLYING SERVICES LLC LESSEE		PO BOX 1348	PETERSBURG	AK	99833-1348
PETRO 49 INC	HARBOR ENTERPRISES INC	PO BOX 389	SEWARD	AK	99664
PISTON AND RUDDER SERVICE INC		PO BOX 1308	PETERSBURG	AK	99833-1308
RENO SEAIRA	SCHONBERG FRANZ	PO BOX 1434	PETERSBURG	AK	99833-1434
RIBICH ELI	RIBICH GAIL	PO BOX 110	PETERSBURG	AK	99833-0110
ROCKY'S MARINE INC. LESSEE		PO BOX 690	PETERSBURG	AK	99833-0690
ROSVOLD LESSEE ERIC LESSEE		PO BOX 1144	PETERSBURG	AK	99833-1144
RUTHERFORD ANDREW LESSEE	ALASKA DOT & PF LESSOR	PO BOX 190498	ANCHORAGE	AK	99519-0498
SHORT BRIDEY L		PO BOX 933	PETERSBURG	AK	99833-0933
SMITH LYNN M		PO BOX 841	PETERSBURG	AK	99833-0841
STUEBER NORIE	STUEBER GERALD M JR	PO BOX 102	PETERSBURG	AK	99833-0102
STROMDAHL JAMES	STROMDAHL MARY	PO BOX 1326	PETERSBURG	AK	99833-1326
THE MILL INC		PO BOX 790	PETERSBURG	AK	99833-0790
TUCKER EMIL K	CHRISTENSEN CARIN L	PO BOX 1785	PETERSBURG	AK	99833-1785
US COAST GUARD LESSEE		PO BOX 1290	PETERSBURG	AK	99833-1290
US FOREST SERVICE LESSEE		PO BOX 1328	PETERSBURG	AK	99833-1328
VOLK EDWARD J	VOLK RENEE I	PO BOX 1564	PETERSBURG	AK	99833-1564
WEATHERS LAIFE	WEATHERS ANDREA	PO BOX 167	PETERSBURG	AK	99833-0167
WIKAN JOHN & SHERI LESSEE WIKAN ENTERPRISES		PO BOX 929	PETERSBURG	AK	99833-0929
YOUNG ELROY L & ALICE H		PO BOX 2100	PETERSBURG	AK	99833-2100
REGULA RANDY R & REBECCA A		PO BOX 1687	PETERSBURG	AK	99833-1687
ALASKA STATE OF		550 W 7TH AVE STE 1050A	ANCHORAGE	AK	99501-3579

Planning Commission Staff Report & Finding of Fact (REVISED)

Meeting Date: December 12, 2023

APPLICANT/AGENT:
Petersburg Indian Association

OWNER(S), IF DIFFERENT:
Petersburg Borough

LEGAL DESCRIPTION:
Tract A, US Survey 1168

LOT AREA:
343,629 sq ft

LOCATION:
North 8th Street

SURROUNDING ZONING:
North: SFR
South: SFR
East: Public Use
West: Public Use

ZONING:
Multiple-Family Residential

PID:
01-006-060
01-006-070

APPLICATION SUBMISSION DATE:
11/13/2023

RECOMMENDATION:
Approve

I. APPLICANT REQUEST: The applicant is requesting a minor subdivision of Tract A, USS 1168 on N 8th Street.

II. APPLICABLE CODES:
18.20 MINOR SUBDIVISION
19.24 MULTIPLE-FAMILY RESIDENTIAL

- III. FINDING:
- a. The proposed minor subdivision subdivides a portion of Tract A, USS 1168 into 4 parcels. The 4 parcels range in size from 1.2 acres to 2.6 acres.
 - b. The borough is considering future sale of this area, however both a survey of the area and a subdivision are needed to establish legal descriptions and lot sizes prior to conveyance.
 - c. Legal access to all four parcels is N 8th Street. The subject parcels are each large enough that they could be subdivided again and meet the minimum lot size (10,000 sf) for the zoning district.
 - d. The subject parcels have access to municipal power. However, water and sewer mains must be extended to the parcels prior to development.
 - e. The subject parcels are located between well-established residential neighborhoods to the north and south, and school and recreational facilities to the east and west.
 - f. An existing pedestrian trail connects the school area to the ball field and Hungry Pt trail. The trail is excluded from the proposed subdivision and will remain public property if the subject parcels are sold.
 - g. The subject parcel is zoned multi-family residential. The stated intended use for the property is residential development, which is consistent with the existing zoning.
 - h. The plat does not contain or require a dedication of a street, right-of-way, or other area.

Planning Commission Staff Report & Finding of Fact (REVISED)

Meeting Date: December 12, 2023

- i. The plat does not require a vacation of a public dedication of land or a variance from a subdivision regulation.
- j. Public comments were received regarding the value of the existing trail and requesting buffers/easements for the trail and surrounding drainage area.

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

The application is classified as a request to approve a minor subdivision.

a. ZONING DISTRICT STANDARDS

Minimum Standards for Zoning District and Use			
	Requirement	Proposed Lots	Analysis
Minimum Lot Size	10,000 sf	Exceed 1 acre	Conforms
Minimum Road Frontage	100 ft	Exceed 260 ft	Conforms
Front Yard	20'		
Rear Yard	25'		
Side Yard	10'		
Max. Height	35'		
Max Lot Coverage	35%		
Fire Code Separation			
Off-street Parking	2 spaces/unit		
Max Height Fence	6'		

b. Criteria – Per 18.20, the following general conditions have been met to be considered a minor subdivision:

- i. The proposed plat subdivides a single lot into not more than four lots.
- ii. The plat provides legal access to a public street for each lot created.
- iii. The plat does not contain or require a dedication of a street, right-of-way, or other area.
- iv. The plat does not require a vacation of a public dedication of land or a variance from a subdivision regulation.
- v. 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.

VI. ACTION

Proposed motion: I move to approve the PIA 8th Street Subdivision of a portion of Tract A, US Survey 1168, located along North 8th Street along with findings of fact as presented.

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

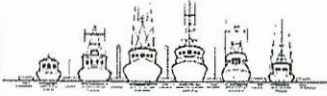
Planning Commission Staff Report & Finding of Fact (REVISED)

Meeting Date: December 12, 2023

- a. The proposed Minor Subdivision meets the conditions outlined in Title 18.
- b. Municipal utilities are in the vicinity but extension of water and wastewater to the parcels is required prior to, or in conjunction with future residential development.
- c. As a condition of approval, the Applicant shall:
 - Protect integrity of the existing trail by adding a general note to the plat establishing a 20' wide no-build setback along the property lines adjacent to the trail in Tracts A, B, C, and D.
 - 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.

EXHIBITS

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

 PETERSBURG BOROUGH LAND USE APPLICATION		CODE TO: 110.000.404110
		BASE FEE: \$115.00
		PUBLIC NOTICE FEE: \$70.00
		TOTAL: \$185
DATE RECEIVED:	RECEIVED BY:	CHECK NO. or CC:
APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME PIA		NAME Petersburg Borough
MAILING ADDRESS PO Box 1410		MAILING ADDRESS PO Box 329
CITY/STATE/ZIP Petersburg, AK 99833		CITY/STATE/ZIP Petersburg, AK 99833
PHONE 907-772-3636		PHONE 907-772-4425
EMAIL tribaladmin@piatribal.org		EMAIL
PROPERTY INFORMATION		
PHYSICAL ADDRESS or LEGAL DESCRIPTION: portion of USS 1168		
PARCEL ID: 01-006-060 and -070	ZONE: MF	OVERLAY:
CURRENT USE OF PROPERTY: vacant	LOT SIZE: 343,629	
PROPOSED USE OF PROPERTY (IF DIFFERENT): residential		
CURRENT OR PLANNED SEWER SYSTEM: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> DEC-approved on-site system		
CURRENT OR PLANNED WATER SOURCE: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Cistern/Roof Collection <input type="checkbox"/> Well		
LEGAL ACCESS TO LOT(S) (Street Name): N 8th Street		
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/18.19 Replat (\$75 + \$10 per lot)		
<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>Petersburg Borough - Stepha Giesbrecht</u>	Date: _____
Owner:	<u>[Signature]</u>	Date: <u>11/13/2023</u>
Owner:	<u>[Signature] - Chad Wright - Petersburg Borough Association</u>	Date: <u>11/15/2023</u>
Owner:	_____	Date: _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN NOVEMBER, 2023, A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES. THE ERROR OF CLOSURE FOR FIELD TRAVERSES IS NOT GREATER THAN 1:10,000.

ALAN J. MURPH (RLS 6268) _____ DATE _____

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE PETERSBURG BOROUGH, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD, AND THE PLAT SHOWN, HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX OFFICIO RECORDER, PETERSBURG, ALASKA.

DATE _____ CHAIRMAN, PLATING BOARD _____

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I REPRESENT THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION.

PETERSBURG BOROUGH MANAGER _____ DATE _____

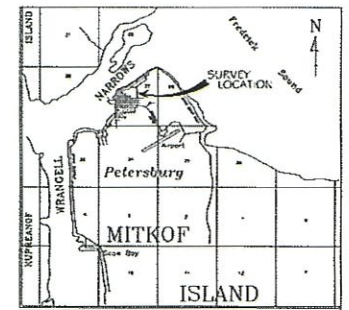
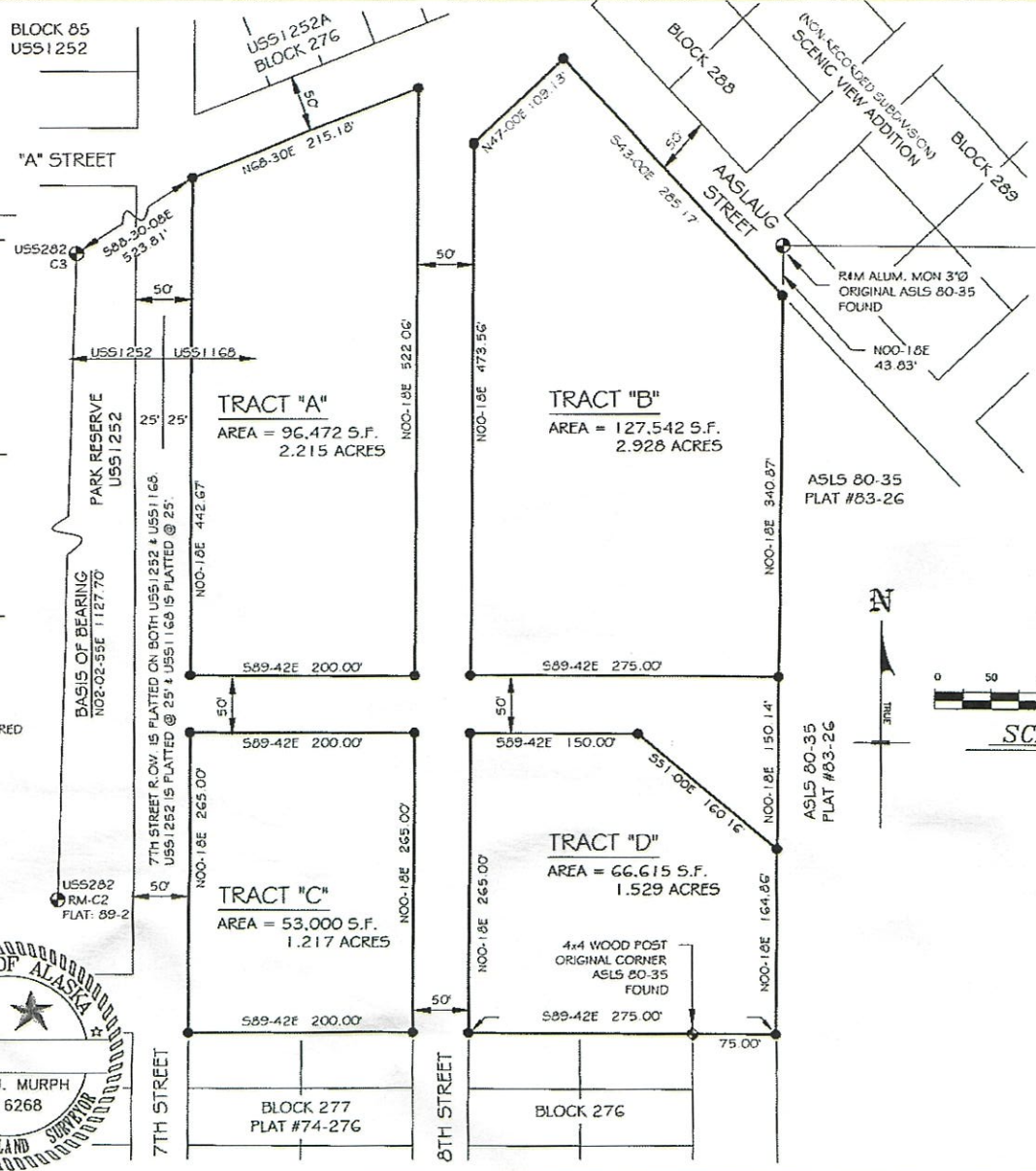
**NOTARY'S ACKNOWLEDGMENT
UNITED STATES OF AMERICA
STATE OF ALASKA**

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____

TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND _____ (HE/SHE) ACKNOWLEDGED TO ME THAT _____ SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____



VICINITY MAP
SCALE 1/2" = 1 MILE

LEGEND

- PROPERTY LINES
- OTHER SURVEY LINES
- TIE LINES
- PRIMARY BOUNDARY MONUMENT (FOUND)
3.5" DIA. BRASS CAP
- SURVEY MONUMENT (SET)
1.5" ALUMINUM CAP & 5/8" STEEL ROD (MURPH, 120200)
- RECORD BEARING & DISTANCE FOUND BEARING & DISTANCE



SCALE

OWNER: PETERSBURG BOROUGH
DOCUMENT: 1982-001115-0
FILE DATE: 12/13/1982
PETERSBURG RECORDING DISTRICT

PIA 8th STREET SUBDIVISION		
A SUBDIVISION OF PORTION OF US SURVEY 1168 FORMING TRACTS "A", "B", "C" & "D"		
For: PETERSBURG BOROUGH P.O. BOX 329 PETERSBURG, ALASKA 99833		
Harai & Associates, Inc. P. O. Box 625 Petersburg, Alaska 99833		
Date: 11/12/2023	Surveyor: AJM	Project Number:
Scale: 1" = 100'	Drawn By: AJM	

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN NOVEMBER, 2023, A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES. THE ERROR OF CLOSURE FOR FIELD TRAVERSES IS NOT GREATER THAN 1:10,000.

ALAN J. MURPH (RLS 6268) DATE

CERTIFICATE OF APPROVAL

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE PETERSBURG BOROUGH, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD, AND THE PLAT SHOWN, HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX OFFICIO RECORDER, PETERSBURG, ALASKA.

DATE CHAIRMAN, PLATTING BOARD

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I REPRESENT THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION.

PETERSBURG BOROUGH MANAGER DATE

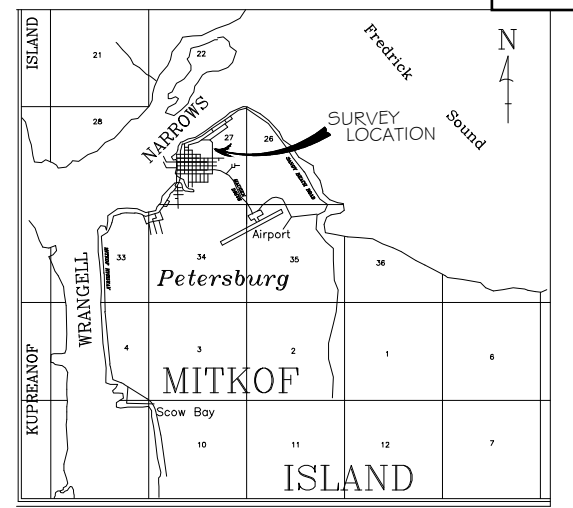
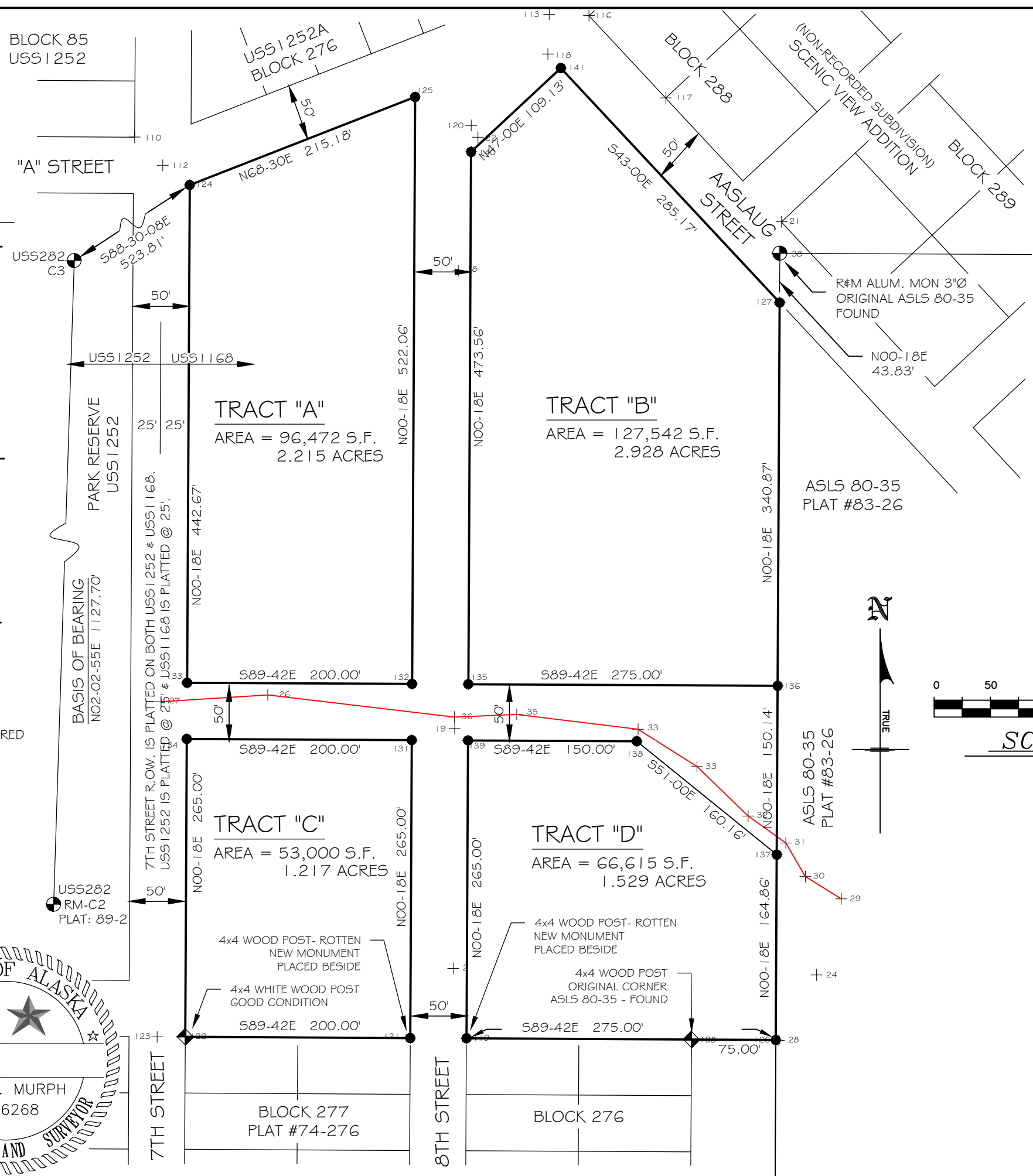
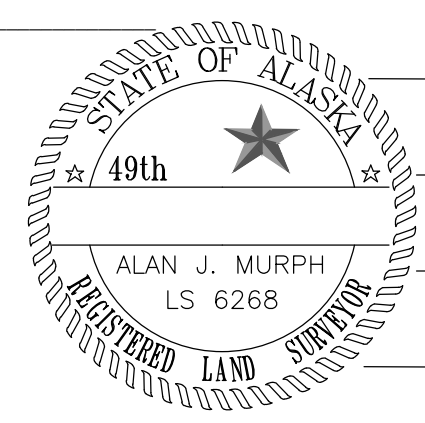
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STATE OF ALASKA**

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TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND _____ (HE/SHE) ACKNOWLEDGED TO ME THAT _____ SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

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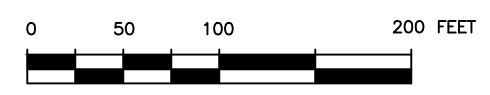
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____



VICINITY MAP
SCALE: 1/2" = 1 MILE

LEGEND

- PROPERTY LINES
- OTHER SURVEY LINES
- TIE LINES
- PRIMARY BOUNDARY MONUMENT (FOUND)
3.5" DIA. BRASS CAP
- SURVEY MONUMENT (SET)
2"Ø ALUMINUM CAP & 5/8"Ø STEEL ROD (MURPH, LS6268)
- RECORD BEARING & DISTANCE
FOUND BEARING & DISTANCE



SCALE

OWNER: PETERSBURG BOROUGH
DOCUMENT: 1982-001116-0
FILE DATE: 12/13/1982
PETERSBURG RECORDING DISTRICT

PIA 8th STREET SUBDIVISION
A SUBDIVISION OF PORTION OF
US SURVEY 1168
FORMING TRACTS "A", "B", "C" & "D"

For: PETERSBURG BOROUGH
P.O. BOX 329
PETERSBURG, ALASKA 99833

Harai & Associates, Inc.
P. O. Box 625
Petersburg, Alaska 99833

Date: 11/12/2023	Surveyor: AJM	Project Number:
Scale: 1" = 100'	Drawn By: AJM	

*Petersburg Borough Parcels
Subdivision Approval
N. 8th Street
01-006-060 & 01-006-070*

Exhibit B



Item 7B.



November 21, 2023

**THOMPSON HAROLD K THOMPSON ELIZABETH M
PO BOX 1631
PETERSBURG, AK 99833-1631**

NOTICE OF SCHEDULED PUBLIC HEARINGS

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

An application from Petersburg Indian Association for a Minor Subdivision at N 8th Street, Tract A, US Survey 1168. (PID: 01-006-060, 01-006-070).

The public hearing and consideration of the application will be held:	Tuesday, December 12th 2023, 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
SALLY DWYER		PO BOX 1788	PETERSBURG	AK	99833-1788
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
PETERSBURG INDIAN ASSOCIATION		PO BOX 1410	PETERSBURG	AK	99833-1410
ANDERSON PAUL	ANDERSON DARLENE	PO BOX 1454	PETERSBURG	AK	99833-1454
ANDERSON RODNEY	ANDERSON MELINDA	PO BOX 849	PETERSBURG	AK	99833-0849
BEAL R WILLIAM	BEAL TERRIE L	PO BOX 561	PETERSBURG	AK	99833-0561
BELL DUANE E	BELL DIANE	PO BOX 1301	PETERSBURG	AK	99833-1301
BERGMANN WILLIAM BERGMANN JOYCE A		PO BOX 130	PETERSBURG	AK	99833-0130
CARR REED T	CARR TONYA J	PO BOX 2168	PETERSBURG	AK	99833-2168
CLEMENS GEORGE D	CLEMENS MARY A	PO BOX 865	PETERSBURG	AK	99833-0865
COLLISON JEREMY N	COLLISON MARISSA A	PO BOX 1702	PETERSBURG	AK	99833-1702
CORNELIUS DONALD A	CORNELIUS KAREN A	PO BOX 1727	PETERSBURG	AK	99833-1727
CORRAO CHELSEA		PO BOX 1812	PETERSBURG	AK	99833-1812
CURTISS CRAIG CURTISS NANCY A		PO BOX 693	PETERSBURG	AK	99833-0693
DUNHAM LARRY D	MACDONALD LARINE H	PO BOX 424	PETERSBURG	AK	99833-0424
EILENBERGER MARILYN H		PO BOX 503	PETERSBURG	AK	99833-0503
EMMENEGGER DENNIS G	EMMENEGGER KATHRYN E	PO BOX 730	PETERSBURG	AK	99833-0730
EWING LYNN R	EWING DONNA M	PO BOX 1335	PETERSBURG	AK	99833-1335
FREEMAN HARLAN F	FREEMAN SHARON A	PO BOX 207	PETERSBURG	AK	99833-0207
GCI COMMUNICATION CORPORATION LESSEE		2550 DENALI ST STE 1000	ANCHORAGE	AK	99503
HALTINER FRED E HALTINER KAREN R		PO BOX 408	PETERSBURG	AK	99833-0408
HINDE BENJAMIN	HINDE MARCIE	PO BOX 2099	PETERSBURG	AK	99833-2099
HOFSCHULTE JAY		PO BOX 775497	STEAMBOAT SPR CO		80477
JOHNSON CARLEE RAE	BAXTER-MCINTOSH RANS	PO BOX 2162	PETERSBURG	AK	99833-2162
KAER JOHN C	KAER VICTORIA G	PO BOX 716	PETERSBURG	AK	99833-0716
KAINO DOUGLAS	MCNUTT NAN	PO BOX 295	PETERSBURG	AK	99833-0295
KAINO TEDDY T	KAINO SHIGEKO	PO BOX 265	PETERSBURG	AK	99833-0265
KIVISTO KURT	KIVISTO SHARON	PO BOX 1036	PETERSBURG	AK	99833-1036
LAMBE KELSEY	MCCAY TREVOR	PO BOX 631	PETERSBURG	AK	99833-0631
LEONARD MICHAEL		PO BOX 676	PETERSBURG	AK	99833-0676
LIGHTHOUSE ASSEMBLY OF GOD		PO BOX 49	PETERSBURG	AK	99833-0049
LITTLETON RYAN		PO BOX 2143	PETERSBURG	AK	99833-2143
LONGWORTH JOHN R		PO BOX 773	PETERSBURG	AK	99833-0773
LUTHERAN CHURCH		PO BOX 709	PETERSBURG	AK	99833-0709
MALONE ALAN J		PO BOX 135	PETERSBURG	AK	99833-0135
MAROHL AARON B		PO BOX 255	PETERSBURG	AK	99833-0255
MARTIN DAVID S		PO BOX 88	PETERSBURG	AK	99833-0088
MARTIN ROBERT W	MARTIN BECKY J	PO BOX 357	PETERSBURG	AK	99833-0357
MAZZELLA DAVID A	MAZZELLA HILLARY G	PO BOX 650	PETERSBURG	AK	99833-0650
MEDALEN HAROLD D	MEDALEN CHRISTINE	PO BOX 821	PETERSBURG	AK	99833-0821
MIDKIFF EARL	MIDKIFF SHANNON	PO BOX 1728	PETERSBURG	AK	99833-1728
MOORE JOSHUA A	MOORE VICTORIA R	PO BOX 2015	PETERSBURG	AK	99833-2015
NELSON DONALD NELSON BETTY		PO BOX 442	PETERSBURG	AK	99833-0442
NEWLUN NEIL	NEWLUN MARGARET	PO BOX 957	PETERSBURG	AK	99833-0957
OCHOA RAYMOND		PO BOX 2138	PETERSBURG	AK	99833-2138
OHMER DAVE N		PO BOX 13	PETERSBURG	AK	99833-0013
OTNESS HOLLI	OTNESS NELS	PO BOX 2058	PETERSBURG	AK	99833-2058
OTNESS NELS K III	OTNESS HOLLI I	PO BOX 716	PETERSBURG	AK	99833-0716
OVERDORFF ERIC C	OVERDORFF KELLY J	PO BOX 247	PETERSBURG	AK	99833-0247
PETERSBURG LITTLE LEAGUE LESSEE		PO BOX 1577	PETERSBURG	AK	99833-1577
PETERSBURG BOROUGH SCHOOLS		PO BOX 289	PETERSBURG	AK	99833-0289
PETERSBURG CHILDREN CENTER		PO BOX 138	PETERSBURG	AK	99833-0138
RESSLER CHARLES	RESSLER LOIS V	PO BOX 1313	PETERSBURG	AK	99833-1313
RONNE BILL H	RONNE RITA J	PO BOX 1035	PETERSBURG	AK	99833-1035
SPEL DONALD & TAUSHA	SPEL KOREN	PO BOX 1407	PETERSBURG	AK	99833-1407
STANTON GREGOR JAY	STANTON GREGOR LEA	PO BOX 2155	PETERSBURG	AK	99833-2155
STEELE WILLIAM		PO BOX 2004	PETERSBURG	AK	99833-2004
STEWART DAVID L		PO BOX 1018	PETERSBURG	AK	99833-1018
THOMAS BRANDON RANSOM		PO BOX 333	PETERSBURG	AK	99833-0333
THOMPSON FLOYD A		PO BOX 1436	PETERSBURG	AK	99833-1436
THOMPSON HAROLD K	THOMPSON ELIZABETH M	PO BOX 1631	PETERSBURG	AK	99833-1631
THORSEN STACEY A	THORSEN DEREK	PO BOX 784	PETERSBURG	AK	99833-0784
TURLAND BECKY A		PO BOX 1987	PETERSBURG	AK	99833-1987
US COAST GUARD		PO BOX 1290	PETERSBURG	AK	99833-1290
WARE WILLIAM A	WARE CHRISTINE J	PO BOX 672	PETERSBURG	AK	99833-0672
WELDE DOUGLAS		PO BOX 875	PETERSBURG	AK	99833-0875
WELDE RACHEL		PO BOX 1245	PETERSBURG	AK	99833-1245
WELLNER MICHAEL	WELLNER JENNIFER	PO BOX 1591	PETERSBURG	AK	99833-1591
WILKINSON TIM	WILKINSON RAE	PO BOX 895	PETERSBURG	AK	99833-0895
WRIGHT CHADWICK C	JOHNSON SARAH A	PO BOX 1956	PETERSBURG	AK	99833-1956
YUEN KEN	VIEN VIVIAN	PO BOX 1689	PETERSBURG	AK	99833-1689

From: [Brandon Thomas](#)
To: [Anna Caulum](#)
Subject: PIA subdivision at N 8th St.
Date: Saturday, November 25, 2023 7:13:33 PM

To whom it may concern:

I am strongly in favor of the PIA subdivision plans along N 8th St.

Petersburg has a well documented lack of sufficient housing stock. This is especially true in the center of our town. Quality homes with walkable proximity our main amenities are needed.

The in-fill of the area between Aaslaug St. and Excel St. is a fantastic idea, and the Borough should support it in whichever ways it can.

Thank you,

Brandon Thomas
907-518-1737

Liz Cabrera

From: Don Cornelius <corndon1727@gmail.com>
Sent: Wednesday, November 15, 2023 9:53 AM
To: Liz Cabrera
Subject: November 14th Planning Commission Meeting

Hi Liz:

I totally missed the chance to enter our comments at the November 14th Planning Commission meeting when I couldn't connect with the zoom call, but just in case they are still useful, here's what we would have said.

Don Cornelius

Thank you for the opportunity to comment on the proposed sale of city (publicly owned) land to PIA for providing needed housing in Petersburg. This proposed sale offers the city the opportunity to do it right so that the greater public is not left out of the process.

We have two areas of concern.

The first is the proposed retention of a public use easement along the Nature Trail between the elementary school and ball park. While it's obvious PIA's intentions are to preserve the trail, It doesn't appear to include the trail's full intent. Paul Loris originally conceived the Nature Trail as it is named -- a place where Petersburg students could experience our natural wonders in their own "backyard." A large number of us including local businesses gave up considerable time and money to make that happen.

Part of what makes this popular trail so valuable is it parallels a small stream which crosses the trail somewhere in the western portion of this proposed land disposal -- a little west of the bench. This is a case where prudent planners should honor the vision and intent of those who built and enjoy the trail by creating a significant green belt on either side of the creek and trail. This would also enhance the value of properties that PIA develops.

On the east side of 8th Street this right of way could be a little more narrow, but it would be nice if it included all of the trail since the trail seems to curve out of the easement on the east end. Knowing how PIA has been so proactive in providing recreational opportunities to Petersburg residents, we trust they will have a solution to this problem.

Our other area of concern is another watercourse in a bit of a ravine, this one running a little north of the Nature Trail. Rather than destroying this stream by running it through a culvert, doing it right would mean preserving the watercourse with a buffer of trees on either side. We can see this being accomplished by the city retaining a greenbelt or, given PIA's reputation for good stewardship of Borough lands, by PIA protecting the stream when they plat out their project.

We might point out that PIA is asking to transfer a rather large tract of land into private ownership with this purchase so we would think these withdrawals will allow them to proceed while still protecting other resource values.

Thank you for the opportunity to comment.

Sincerely, Don and Karen Cornelius

Liz Cabrera

Subject: FW: 8th Street Land Sale

From: SharonBrad <sharonbradak@gmail.com>
Sent: Monday, December 4, 2023 8:43 PM
To: Assembly <assembly@petersburgak.gov>
Subject: 8th Street Land Sale

Hello and thank you for letting me comment on the proposed 8th Street land sale.

First, I would like to say that I whole heartedly support Petersburg Indian Association's efforts to provide affordable housing for our community and I'm grateful they are pursuing a remedy for this need.

I have several points that I would like to submit to the Assembly for consideration during the planning process for the proposed sale of the 8th Street property to Petersburg Indian Association and my comments are related to the Nature Trail.

1. The area the trail passes through has some excellent bird habitat and I hope that habitat can be retained as much as feasible. As evidence of this value, you should be aware that the trail is one of the Petersburg sites that the Alaska Audubon Society recommends on its website (<https://ak.audubon.org/southeast-alaska-birding-trail>) for people to visit. The riparian areas on the lower trail, and the alder patches on the upper trail are excellent habitat, and I would think some of the easiest to retain without impacting the feasibility for PIA's proposal. I think Mary Clemen's proposal to you in your December 4 Assembly meeting of 50' both sides of the trail will meet this need.
2. As I'm sure you know, several youth programs use this area, including Kinderskog. Please ensure the sites they use are kept in place. Outdoor education is important for our youth and having an area readily accessible from the school and day care is important.
3. I think having a survey of the existing trail location will help head off any unforeseen problems with the ROW location. It would be best if the trail remains located where it is. A corridor that is too narrow might necessitate making the trail steeper. It is not clear to me that the trail meander will fit within the 50' ROW as shown in the 11/12/23 drawing submitted to the Borough. The trail needs to follow a certain grade as it meanders up the hill. A second point on trail location is it would benefit from having a buffer between the trail and the new property owners. I.E. the homeowners and the trail users would be best served if the trail location was not immediately abutting the property line. An existing trail survey plotted over the proposed ROW would make it clear if there are any conflicts.

Thank you for the opportunity to comment, and thank you for all the effort you put into our community.

Brad Hunter

Anna Caulum

From: Mary Clemens <maryclemens1957@hotmail.com>
Sent: Tuesday, December 5, 2023 12:42 PM
To: Anna Caulum
Subject: Public Hearing to Consider a Minor Subdivision at N 8th Street

Hello Planning Commissioners,

I am commenting on the Petersburg Indian Association's application to purchase Borough property on North 8th Street.

First of all, I would like to commend PIA for trying to find solutions to our housing problem by purchasing Borough land to build housing units. And I also want to thank the Planning Commission for recognizing the importance of maintaining public access to the trail between the Elementary school and ballfield. Whether the trail is excluded from the sale, or a right-of-way or easement is applied to the trail, I would like to reiterate the importance of the trail to Petersburg.

Many people use the trail **daily** for commuting to work or school, for dog walking, for recreational walking and running, and for birdwatching. The area is used by school groups and others for the study of natural ecosystems. Our trail system near and within town is one Petersburg's greatest assets.

The part of the trail between the Elementary school and 8th Street is called the **Nature Boardwalk** and was built with the intent of having an intact natural area in the backyard of the school.

As I stated at the Borough Assembly meeting on Dec. 4th, I would like to see a buffer on **each side** of the trail of 50' – 100' wide, to retain the natural character of the trail. I understand PIA is proposing a 50' wide corridor for the trail. With the winding nature of the trail, a straight corridor of 50' means the trail could potentially be much less than 25' from the edge of the corridor in places. I would rather error on the side of a wider buffer than a too narrow corridor that would detract from the intention of a **Nature Boardwalk**. A generous buffer still leaves plenty of room for housing development in the area.

Thank you for considering my comments.

Mary Clemens

Planning Commission Staff Report & Finding of Fact

Meeting Date: December 12, 2023

APPLICANT/AGENT:

Petersburg Borough

OWNER(S), IF DIFFERENT:

LEGAL DESCRIPTION:

Lot 4, Skylark II Subdivision, Plat# 90-14
Gov't Lot 13, T58S, R79E, Section 33

LOT AREA:

Lot 4: 22,530 Sq Ft
GL 13: 140,263 Sq Ft

LOCATION:

See attached maps

SURROUNDING ZONING (Lot 4)

North: Single Family Residential
South: Public Use
East: Single Family Residential
West: Single Family Residential

ZONING:

Lot 4 – Single-Family Residential
GL 13 – Public Use

SURROUNDING ZONING (GL 13)

North: Single Family Residential
South: Undeveloped land
East: Single Family Residential
West: Single Family Mobile Home

PID:

01-010-243
01-010-412

APPLICATION SUBMISSION DATE:

Initiated by Commission

I. APPLICANT REQUEST: The commission initiated a rezone under its own motion.

II. APPLICABLE CODES:

19.12 OPEN SPACE - RECREATIONAL
19.84 AMENDMENTS

III. FINDINGS:

- a. The commission initiated a rezone under its own motion per PMC 19.84.
- b. The subject property is composed of 2 parcels of borough-owned vacant land.
- c. Lot 4 is Single-Family Residential (SF) and approximately 22,000 sf.
- d. GL 13 is zoned Public Use and is approximately 3.22 acres. GL 13 has a deed restriction limiting the future use of the parcel to unrestricted public use and access, thereby prohibiting sale to private owners. The parcel has a 33' access easement along the north and west property lines. This easement will remain in place regardless of the zoning.
- e. The immediate surrounding area is partially developed with a well-established neighborhood adjacent to the parcels.
- f. The commission recently recommended the borough assembly approve the sale of adjacent parcels for future residential development and recommended rezone of a 5-acre parcel from Open Space to SFMH.
- g. The commission initiated these rezones to establish greenbelt buffers between an established neighborhood and proposed higher-density residential development.

Planning Commission Staff Report & Finding of Fact

Meeting Date: December 12, 2023

- h. For Lot 4: The 2016 comprehensive plan recommends future land use for this area be Low- Density Residential. The intended use is lower density residential, *Single family or duplex residential, option for accessory dwelling units and home-based businesses, 1-4 dwellings per acre (DUA) is most common; but allow option for densities up to 6-8 DUA.* The corresponding zoning districts are: *RR Rural Residential; SFMH Single Family Mobile Home? (add option for up to 6-8 DUA with site plan review.)*
- i. For GL 13 lot: The 2016 comprehensive plan recommends future land use for this area be Higher density residential, including attached and detached homes; option for accessory dwelling units, for home-based occupations. The corresponding zoning districts are: *SF 1 Single Family 1, (SF 2 – Single Family 2 modified or eliminated), MF- Multi-Family, SFMH - Single Family Mobile Home, MHP - Mobile Home Park.* However, this is inconsistent with the deed restrictions placed on the property.
- j. Rezoning these parcels to Open Space - Recreational would limit development in these parcels with principal allowed uses of Green Belts, Watersheds, Drainages. Park, Playground, and recreational activities and essential services are allowed with a conditional use permit.
- k. Chapter 7, Recreation and Tourism, of the 2016 Comprehensive Plan includes a recommendation for the borough to *...work in partnership with neighborhoods to develop and maintain neighborhood parks that serve the needs of adjacent neighborhoods. Focus efforts on higher density, lower income neighborhoods, where such facilities are particularly needed.* Among the potential actions supporting this goal is to: *consider parks or green spaces outside of downtown in areas currently lacking such facilities.*

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

- a. The application is classified as a request to amend the borough zoning map.
- b. Criteria – Per 19.84.030, The Planning Commission’s report to the Assembly shall include findings as to need and justification for the proposed change, including findings as to the effect which the proposed change would have on the objective of the comprehensive plan.

VI. ACTION

Proposed motion: I move to recommend to the Borough Assembly that both Lot 4, Skylark II Subdivision, Plat# 90-14 and Government Lot 13, Section 33, Township 58 South, Range 79 East, be rezoned to Open Space – Recreational.

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

- a. The Planning Commission initiated this rezone based on public comment and discussion during the review of an application to purchase borough property for residential development of single-family and single-family mobile homes adjacent to these parcels.

Planning Commission Staff Report & Finding of Fact

Meeting Date: December 12, 2023

- b. The rezone establishes a greenbelt between an established single-family residential neighborhood and a proposed higher density neighborhood.
- c. The greenbelt could also serve as a future playground for residents of both neighborhoods as there is no property zoned for recreational use in either the Severson's Subdivision or the proposed new development. This is consistent with chapter 7 of the comprehensive plan that the borough consider parks or green spaces outside of downtown in areas currently lacking such facilities.

EXHIBITS

- A. Map
- B. Public Hearing Mailout
- C. Public Comments

State of Alaska



Patent

No. 9209

Know Ye By These Presents that the State of Alaska, pursuant to A.S. 38.05.810(a) and the regulations promulgated thereunder, in consideration of the sum of TEN AND NO/100 DOLLARS lawful money of the United States, and other good and valuable consideration, now paid, the receipt whereof is hereby acknowledged, does hereby grant to the CITY OF PETERSBURG, P.O. Box 329, Petersburg, Alaska 99833, its successors and assigns, all that real property situated in the Petersburg Recording District, State of Alaska, and described as follows:

TOWNSHIP 58 SOUTH, RANGE 79 EAST, COPPER RIVER MERIDIAN

SECTION 33: LOT 13.

CONTAINING 3.22 ACRES, MORE OR LESS.

ACCORDING TO THE SUPPLEMENTAL PLAT OF SECTION 33 ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON, D.C., ON APRIL 30, 1952.

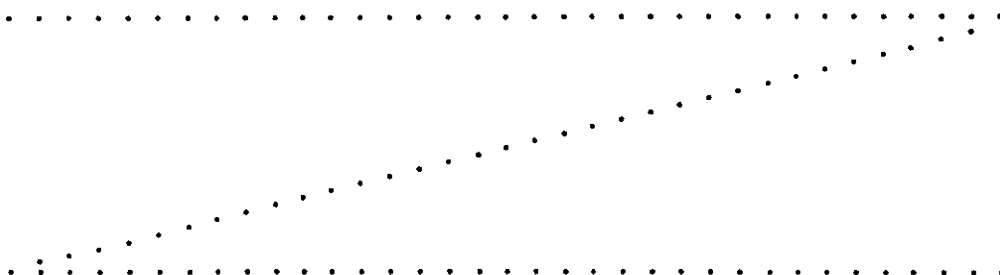
Subject to:

Valid existing easements and reservations.

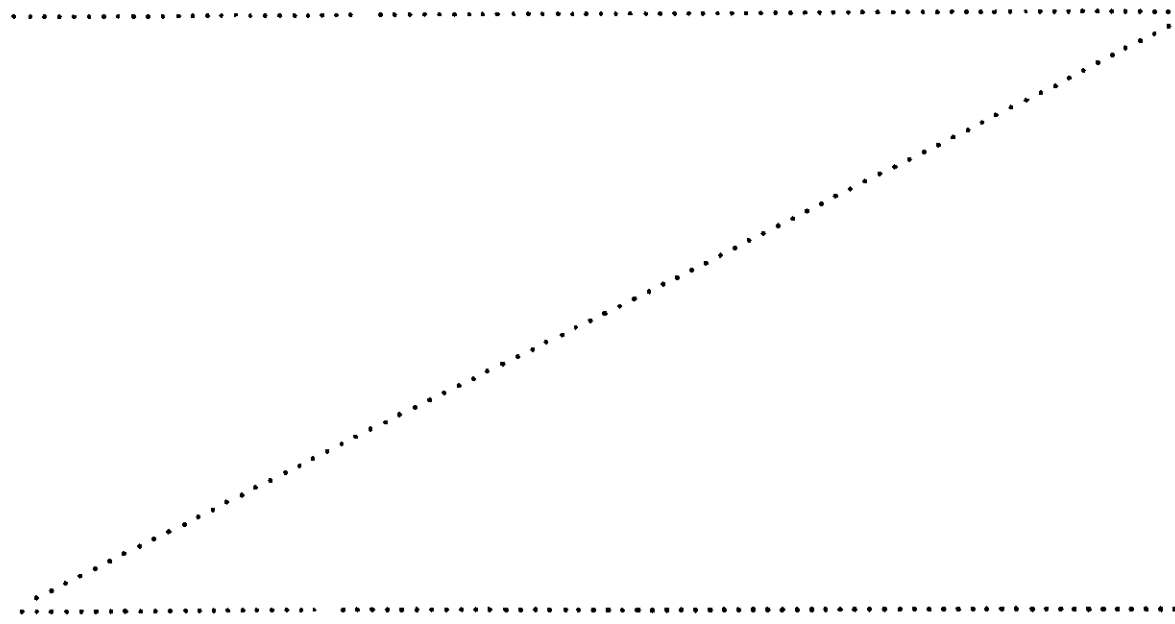
ADL 56411, a right-of-way along the north and west boundaries, 33 feet in width.

Unrestricted Public Use and Access.

If at any time the Director of the Division of Land and Water Management of the Department of Natural Resources determines that the City of Petersburg and its successors in interest has failed to observe any provision or condition of this patent, and that said failure has continued for at least one year, the Director may declare a forfeiture of this conveyance and title hereby conveyed shall thereupon revert to the State of Alaska.



BOOK 29 PAGE 627



Save and Except, those restrictions appearing in the Federal Patent or other conveyance by which the Grantor acquired title;

And Further, Alaska, as Grantor, hereby expressly saves, excepts and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, all oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils of every name, kind or description, and which may be in or upon said lands above described, or any part thereof, and the right to explore the same for such oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils, and it also hereby expressly saves and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right to enter by itself, its or their agents, attorneys, and servants upon said lands, or any part or parts thereof, at any and all times for the purpose of opening, developing, drilling, and working mines or wells on these or other lands and taking out and removing therefrom all such oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils, and to that end it further expressly reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right by its or their agents, servants and attorneys at any and all times to erect, construct, maintain, and use all such buildings, machinery, roads, pipelines, powerlines, and railroads, sink such shafts, drill such wells, remove such soil, and to remain on said lands or any part thereof for the foregoing purposes and to occupy as much of said lands as may be necessary or convenient for such purposes hereby expressly reserving to itself, its lessees, successors, and assigns, as aforesaid, generally all rights and power in, to, and over said land, whether herein expressed or not, reasonably necessary or convenient to render beneficial and efficient the complete enjoyment of the property and rights hereby expressly reserved.

To Have And To Hold the said land, together with the tenements, hereditaments, and appurtenances thereunto appertaining, unto the said Grantee and ~~his and assigns forever~~ its successors and assigns forever.

In Testimony Whereof the State of Alaska has caused these presents to be executed by the Director of the Division of Land and Water Management, Department of Natural Resources, State of Alaska, pursuant to delegated authority, this 27th day of July, A.D., 19 87

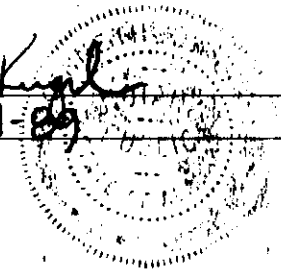
For the Carol L. Shobe
Director, Division of Land and Water Management

State of Alaska)
THIRD Judicial District) ss.

This Is To Certify that on the 27th day of July, 19 87, appeared before me

Carol L. Shobe, who is known to me to be the Director of the Division of Land and Water Management, Department of Natural Resources, State of Alaska, or the person who has been lawfully delegated the authority of said Director to execute the foregoing document; that he executed said document under such legal authority and with knowledge of its contents; and that such act was performed freely and voluntarily upon the premises and for the purposes stated therein.

Kath R. Kugel
Notary Public in and for Alaska
My Commission expires 4-4-89



Return to:
Shante



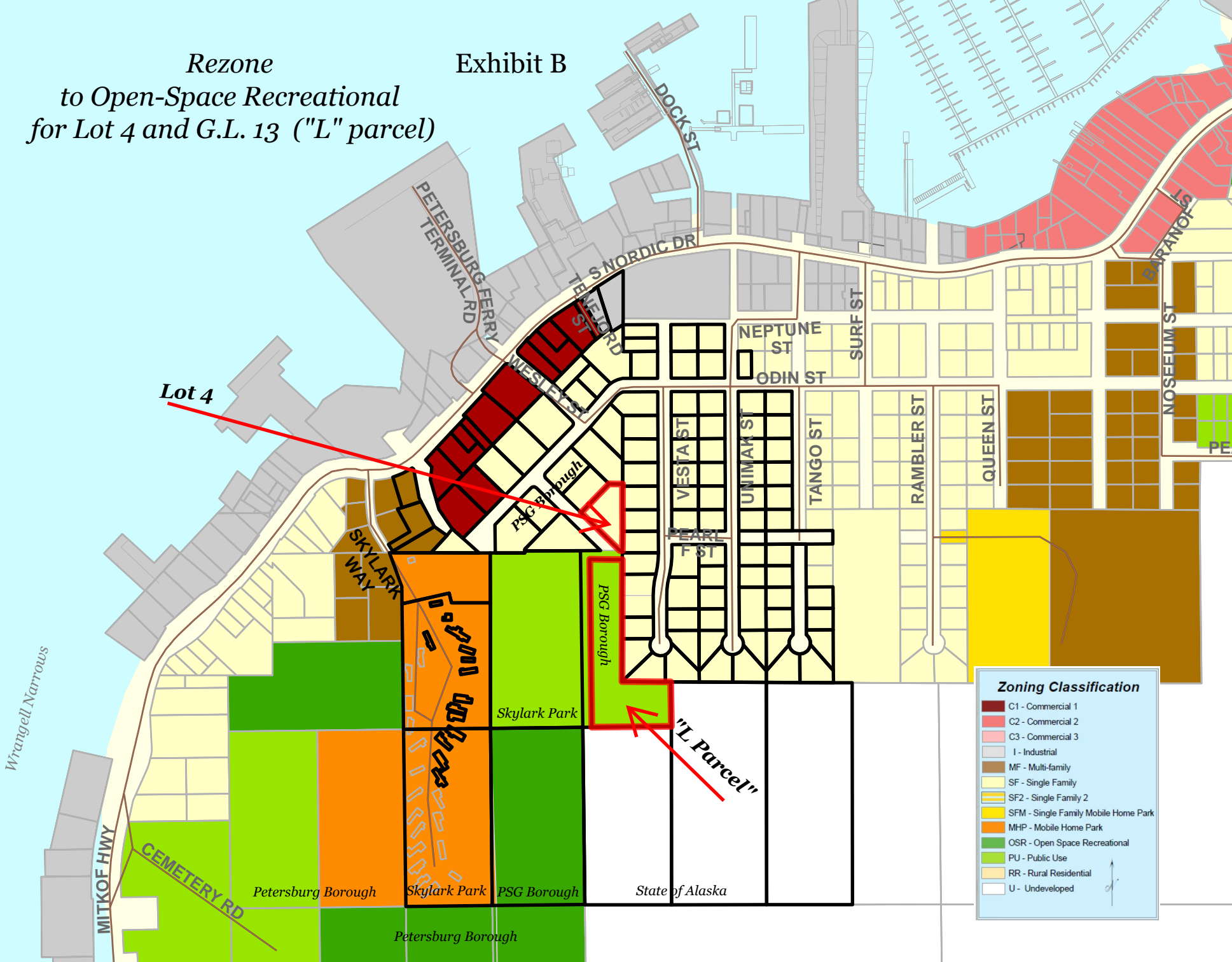
87-0812
13-
RECORDED IN
PETERSBURG RECORDING
DISTRICT

AUG 25 3 19 PM '87
RECORDED BY City
of Petersburg

ADL No. 103765
Patent No. 9209
Location Index:
T. 58 S., R. 79 E., C.R.M.
Section 33

*Rezone
to Open-Space Recreational
for Lot 4 and G.L. 13 ("L" parcel)*

Exhibit B



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

Exhibit C



November 21, 2023

**CRISTINA KARNA CRISTINA NEIL
19504 SE 324TH ST
KENT, WA 98042**

NOTICE OF SCHEDULED PUBLIC HEARINGS

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

A recommendation to the Borough Assembly to rezone Lot 4, Skylark II Subdivision from Single-Family Residential to Open Space - Recreation, and Government Lot 13, Section 33, T58S, R79E from Public Use to Open Space - Recreation. (PID: 01-010-243, 01-010-412)

The public hearing and consideration of the application will be held:	Tuesday, December 12th 2023, 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
SALLY DWYER		PO BOX 1788	PETERSBURG	AK	99833-1788
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
AGNER JESSE A	AGNER MARGARET H	PO BOX 565	PETERSBURG	AK	99833-0565
ALASKA STATE OF		550 W 7TH AVE STE 1050A	ANCHORAGE	AK	99501-3579
AMANECER ELIZABETH		PO BOX 215	PETERSBURG	AK	99833-0215
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
BRAUN RICK G	BRAUN SUE A	PO BOX 211	PETERSBURG	AK	99833-0211
BURRELL SIGMUND BURRELL AMBRE	SKYLARK PARK LLC	PO BOX 2070	PETERSBURG	AK	99833-2070
CANGIALOSI SALVATORE A		PO BOX 1414	PETERSBURG	AK	99833-1414
CHITTENDEN TIMOTHY R		PO BOX 1774	PETERSBURG	AK	99833-1774
CISNEY JOE ALLEN	CISNEY JENNIFER MAE	PO BOX 349	PETERSBURG	AK	99833-0349
COLE KIMBERLEE		PO BOX 1908	PETERSBURG	AK	99833-1908
CONN JOSHUA H	CONN HEATHER	PO BOX 593	PETERSBURG	AK	99833-0593
CONNOR WILLIAM H JR		1668 E HARMONY WAY	SAN TAN VALLEY AZ	85140-5176	
COTTA CARISSA R		PO BOX 615	PETERSBURG	AK	99833-0615
CRISTINA KARNA	CRISTINA NEIL	19504 SE 324TH ST	KENT WA	98042	
CUMMINGS ROBIN	CUMMINGS JOYCE	PO BOX 1754	PETERSBURG	AK	99833-1754
DIAMANTE GIFT SHOPPE INC		PO BOX 1029	PETERSBURG	AK	99833-1029
EGEN KADDY		PO BOX 1644	PETERSBURG	AK	99833-1644
ENGELL JAMES B	ENGELL JILL E	PO BOX 730	PETERSBURG	AK	99833-0730
ENRIQUEZ JORGE A	ENRIQUEZ MINDY J	PO BOX 1132	PETERSBURG	AK	99833-1132
FRANKLIN CLAYTON S		PO BOX 62	PETERSBURG	AK	99833-0062
FRANKLIN KYLE O	FRANKLIN VIKKI	PO BOX 62	PETERSBURG	AK	99833-0062
FRENTZ STEPHEN	FRENTZ MELANIE	PO BOX 66	PETERSBURG	AK	99833-0066
FRIEND REX	FRIEND CHERI	PO BOX 1225	PETERSBURG	AK	99833-1225
GARD TIMOTHY	GARD LISA	21700 WILDFLOWER DR	NEWBERG OR	97132	
GOOD INVESTMENTS LLC		PO BOX 818	PETERSBURG	AK	99833-0818
HALL KIMBERLY REBECCA		PO BOX 7	PETERSBURG	AK	99833-0007
HANAHAN INDIGO L	HANAHAN WILLIAM R	PO BOX 106	PETERSBURG	AK	99833-0106
HASBROUCK MIKA JERE		PO BOX 1902	PETERSBURG	AK	99833-1902
HELMS DAVID	HELMS ALEXANDREA	PO BOX 2194	PETERSBURG	AK	99833-2194
HERMOSA HOLDINGS LLC		PO BOX 1393	PETERSBURG	AK	99833-1393
HESS COURTNEY N	HESS REX	PO BOX 1332	PETERSBURG	AK	99833-1332
HOLMGRAIN RANDAL E	HOLMGRAIN SARAH	PO BOX 1975	PETERSBURG	AK	99833-1975
JONES KENNETH JOHN LORGEN MARIE H	THE LORGEN-JONES LIVING	311 MATS VIEW RD	PORT LUDLOW WA	98365	
KANDOLL BRIAN	KANDOLL CAROL	PO BOX 1363	PETERSBURG	AK	99833-1363
KLUDT-PAINTER JONATHAN T	KLUDT-PAINTER ERICA L	PO BOX 1972	PETERSBURG	AK	99833-1972
LENZ TORE		PO BOX 1073	PETERSBURG	AK	99833-1073
LITSHEIM PETER	LITSHEIM THERESA	PO BOX 856	PETERSBURG	AK	99833-0856
LOPEZ-MENDOZA JOEL		426 MAGPIE CT	KISSIMMEE FL	34758-4444	
LUHR JASON	LUHR STACY	PO BOX 1663	PETERSBURG	AK	99833-1663
LYONS HEIDI PERSCHON LIV	ONEIL HEATHER	PO BOX 128	PETERSBURG	AK	99833-0128
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
MARIFERN SAMANTHA		PO BOX 178	PETERSBURG	AK	99833-0178
MARSH KIRT	MARSH DONNA	PO BOX 1421	PETERSBURG	AK	99833-1421
MARTIN BROCK F	WEBB SUZANNE M	PO BOX 1398	PETERSBURG	AK	99833-1398
MARTIN MARIA F		PO BOX 646	PETERSBURG	AK	99833-0646
MORAN TONY		PO BOX 1191	PETERSBURG	AK	99833-1191
MORRIS CHRISTINA		709 95TH DR SE	LAKE STEVENS WA	98258-3929	
MORRISON CHRISTINA TRUSTEE	ARNOLD G FREDRICKSEN TRI	PO BOX 284	PETERSBURG	AK	99833-0284
MOULTON WILLIAM T	MOULTON PATRICIA	PO BOX 456	PETERSBURG	AK	99833-0456
MURDOCK WILLIAM CHARLES	MURDOCK EILEEN ROSE	PO BOX 850	PETERSBURG	AK	99833-0850
NEIDIFFER KIMBERLY		PO BOX 1913	PETERSBURG	AK	99833-1913
NELSON JOSEPH T	NELSON KAREN G	PO BOX 731	PETERSBURG	AK	99833-0731
NEWMAN LUCAS	NEWMAN TANGI	PO BOX 476	PETERSBURG	AK	99833-0476
NEWMAN SCOTT D	NEWMAN CYNTHIA	PO BOX 1348	PETERSBURG	AK	99833-1348
NEWPORT RACHEL M		PO BOX 1211	PETERSBURG	AK	99833-1211
NORHEIM LADD	NORHEIM BRENDA	PO BOX 935	PETERSBURG	AK	99833-0935
NUSSBAUMER DONA M	NUSSBAUMER ALVIN	PO BOX 994	PETERSBURG	AK	99833-0994
ONEIL DENNIS	ONEIL HEATHER	PO BOX 1083	PETERSBURG	AK	99833-1083
OREAR LARRY	OREAR KATHY	PO BOX 115	PETERSBURG	AK	99833-0115
O'SOUP DERRICK G	O'SOUP KELLY N	PO BOX 1994	PETERSBURG	AK	99833-1994
PERRY DONALD E	PERRY LYNNE M	PO BOX 1566	PETERSBURG	AK	99833-1566
PETERSEN KARI ANN		PO BOX 2044	PETERSBURG	AK	99833-2044
PETERSON RAYMOND G	PETERSON ELIZABETH K	PO BOX 1491	PETERSBURG	AK	99833-1491
PHILLIPS AARON L		PO BOX 624	PETERSBURG	AK	99833-0624
PHILLIPS JEANETTE		PO BOX 386	PETERSBURG	AK	99833-0386
PLEW EVA R	SALOMONE PAUL	PO BOX 413	PETERSBURG	AK	99833-0413
POOLE JEFFREY		PO BOX 1715	PETERSBURG	AK	99833-1715
RIBICH ELI	RIBICH GAIL	PO BOX 110	PETERSBURG	AK	99833-0110
ROBERTS MARK S	WHITE-ROBERTS LORI	PO BOX 246	PETERSBURG	AK	99833-0246
ROSVOLD ANDERS O		PO BOX 1993	PETERSBURG	AK	99833-1993
ROUNDTREE DEAN & ELENA	ROUNDTREE ARIEL M	PO BOX 454	PETERSBURG	AK	99833-0454
SAKAMOTO DIANNA	QUEZON ALVIN	PO BOX 1668	PETERSBURG	AK	99833-1668
SCHWARTZ JAMES	SCHWARTZ LESLIE	PO BOX 1506	PETERSBURG	AK	99833-1506
SKEEK GEORGE		PO BOX 334	PETERSBURG	AK	99833-0334
SKYLARK PARK LLC		PO BOX 2126	PETERSBURG	AK	99833-2126
SLAVEN JACOB		PO BOX 973	PETERSBURG	AK	99833-0973
STEUER NORIE	STEUER 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
THOMASSEN SCOTT	RRT TRUST / SPECIAL NEEDS	PO BOX 152	PETERSBURG	AK	99833-0152
TIDWELL JARED		PO BOX 496	PETERSBURG	AK	99833-0496
TUCKER EMIL K	CHRISTENSEN CARIN L	PO BOX 1785	PETERSBURG	AK	99833-1785
VICK THERESA	VICK DAN	PO BOX 1271	PETERSBURG	AK	99833-1271
VOLK ROBERT D	VOLK ANNE	PO BOX 576	PETERSBURG	AK	99833-0576
YOUNG ELROY L & ALICE H		PO BOX 2100	PETERSBURG	AK	99833-2100
REGULA RANDY R & REBECCA A		PO BOX 1687	PETERSBURG	AK	99833-1687

From: [emil tucker](#)
To: [Anna Caulum](#)
Subject: Lot 4 Skylark II subdivision rezoning comment
Date: Monday, November 27, 2023 8:27:45 PM

We are writing to support the recommendation to rezone Lot 4, Skylark II Subdivision and Government Lot 13, from Single Family residential to Open Space - Recreation.

Deliberately rezoning open space as green space or for future recreation development into subdivision plans is an important aspect of development. Open space is valuable in its own right as a buffer between houses as neighborhoods grow and it allows for the development of small parks and playgrounds that are important quality of life attractants to families with young children. There are currently no parks or playgrounds in the Severson Subdivision adjacent to this area, and the rezoning of these lots would allow for this in the future. Additionally, the open space allows access to the State of Alaska lands behind the neighborhood which are desirable locations for recreation. These areas behind the neighborhood are used daily to walk, ski and snowmachine.

Thank you for the opportunity to comment on this proposal.

Emil Tucker & Carin Christensen

From: [Mika hasbrouck](#)
To: [Anna Caulum](#)
Subject: Planning and Zoning board
Date: Wednesday, December 6, 2023 11:52:03 AM

Dear Planning and Zoning,

In studying your proposal for rezoning Lot 4 and “L” Parcel to Open-Space Recreational and I believe it needs to be revised to make some inclusions. I think It’s a great idea, However as you can see from my attached graphic that it still leaves 1101 Odin without any buffer to the proposed development. 1101 Odin is the one established property with closest proximity to the project and likely to be impacted the most. My home at 1101 Odin has been an established tax generating property in the borough since 1991.

I respectfully request that you revise your rezoning proposal to include a reasonable open space between 01010248 (1101 Odin street) and lots 01010247 and 01010245 (proposed for sale.)

I’m curious how come were parcels (outlined in Blue) 01010247 and 01010245 not considered for rezoning or even reconfiguration then rezoning to provide for the same “Open-Space Recreational” zoning like “L Parcel” and Lot 4? I appreciate your thought and attention to this complex and lengthy process and I fully support the rezoning of these two parcels (“L” and 4.) However it hardly seems equitable to leave the busiest corner of the whole proposed project without a buffer or “Open-Space” of any kind.

If anyone on the Planning and Zoning Commission and Assembly has not taken the time to do so, I would highly encourage you to physically visit the area shown on the attached map. In reality, it’s a very small area and the map does not clearly give that perspective. Your decisions and recommendations have long lasting impacts in many ways. I think the proposed sale and project that so many are working on is worthy but there are a lot of imperative details that are not known yet or even thought of especially by the general public. This project as a whole could be of great benefit to our community but it should not come at a cost to those that happen to have established our homes in the vicinity long before. The fact that this purchase and proposals have gotten this far with the assembly without a lot of specific information being provided is concerning. I understand that some information is not yet available so conditions and parameters cannot be set. However, I believe that’s where this boards (Planning and Zoning) work becomes invaluable to the boroughs residents.

This purchase and development proposal has been very slow to produce specific details since put forth, so I hope you and the Assembly will take that into consideration as I put

forth a request that my property be afforded the same buffer of “Open-Space Recreational” like the rest of the existing single family residential homes of the Severson subdivision. I make this request based on vague answers to specific questions on and off the record and random comments that indicate that this road would cut strait across the area and most lots would be reconfigured to allow for a new layout. It makes sense but should not be at the expense of the quality of the existing neighborhood.

From the outlines I added to the map attached to this letter, you can see in purple what would be the most cost effective route for a road into the proposed new development (this has been eluded to) versus where the road is currently mapped out to be. There would be no buffer or “Open-Space” between a road and the residence at 1101 Odin (lot 01010248.) While this may not necessarily happen (we cannot say one way or another because its not been required to know at this time) or affect the property’s value, common sense is obvious that it would greatly affect the overall quality of the property if a busy road is allowed to be placed without an Open-Space designation like the rest of the Single Family Residential properties of the established neighborhood.

I respectfully request that you revise your rezoning proposal to include a reasonable open space between 01010248 (1101 Odin street) and lots 01010247 and 01010245 (proposed for sale.)

I’m always happy to have a conversation with any or all of you so please reach out via email or phone.

Sincerely,

Mika Hasbrouck
1101 Odin Street
Petersburg Alaska

From: [Mika hasbrouck](#)
To: [Anna Caulum](#)
Subject: Attachment
Date: Wednesday, December 6, 2023 12:20:36 PM

