



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Agenda Borough Assembly Regular Meeting

Monday, April 21, 2025

6:00 PM

Assembly Chambers

You are invited to a Zoom webinar!

When: Apr 21, 2025 06:00 PM Alaska

Topic: 4.21.2025 Regular Assembly Meeting
Join from PC, Mac, iPad, or Android:

[https://petersburgak-
gov.zoom.us/j/85386518178?pwd=6BuqxSmru6aLKu96BZKiCvYPwcuNNK.1](https://petersburgak.gov.zoom.us/j/85386518178?pwd=6BuqxSmru6aLKu96BZKiCvYPwcuNNK.1)

Passcode:438359

Join via audio:
(253) 205-0468 or (720) 707-2699

Webinar ID: 853 8651 8178
Passcode: 438359

1. **Call To Order/Roll Call**
2. **Voluntary Pledge of Allegiance**
3. **Approval of Minutes**
 - A. April 7, 2025 Board of Equalization Hearing and Regular Assembly Meeting Minutes**
4. **Amendment and Approval of Meeting Agenda**
5. **Public Hearings**
 - A. Public Hearing for Ordinance #2025-03: An Ordinance Adjusting the FY 2025 Budget for Known Changes**

Any public testimony regarding Ordinance #2025-03 should be given during this public hearing. A copy of Ordinance #2025-03 may be found under agenda item 14A.

B. Public Hearing for Ordinance #2025-04: An Ordinance Amending Chapter 19, Zoning, of the Petersburg Municipal Code to Establish Overlay Zones within Municipal Zoning Regulations, and to Create a Marine Industrial Overlay Zone

Any public testimony regarding Ordinance #2025-04 should be given during this public hearing. A copy of Ordinance #2025-04 may be found under agenda item 14B.

6. Bid Awards

7. Persons to be Heard Related to Agenda

Persons wishing to share their views on any item on today's agenda may do so at this time.

8. Persons to be Heard Unrelated to Agenda

Persons with views on subjects not on today's agenda may share those views at this time.

9. Boards, Commission and Committee Reports

10. Consent Agenda

A. Birchell Properties LLC Lease #2

Birchell Properties LLC wishes to renew their tidelands lease with the Borough through May 15, 2030, at an annual rate of \$6,810.00.

11. Report of Other Officers

12. Mayor's Report

A. April 21, 2025 Mayor's Report

13. Manager's Report

A. Manager's Report 4.21.2025

14. Unfinished Business

A. Ordinance #2025-03: An Ordinance Adjusting the FY 2025 Budget for Known Changes - Second Reading

The FY25 budget policy document states that the Borough will designate 50% of the of the previous year's annual General Fund surplus into the Property Development Fund for the purpose of financing major capital maintenance and repairs in any year where the General Fund undesignated fund balance is within the target range of established policy levels. This ordinance, if approved, will transfer \$292,314 from the General Fund to the Property Development Fund.

Finance Director requests the Assembly amend Ordinance #2025-03 to accept bond revenue. Suggested motion:

I make a recommendation to add to the FY25 Borough supplemental budget a revenue and expense line item for \$3,557,800 into Fund 762 - Public School Projects. These bond proceeds were received by the Borough on April 8, 2025, from

the Alaska Municipal Bond Bank. These funds will be used for the purposes set out in Ordinance 2024-12 that was approved by the Borough Assembly and ratified at a public election in 2024.

B. Ordinance #2025-04: An Ordinance Amending Chapter 19, Zoning, of the Petersburg Municipal Code to Establish Overlay Zones within Municipal Zoning Regulations, and to Create a Marine Industrial Overlay Zone - Second Reading

If approved in three readings, Ordinance #2025-04 will establish a new Marine Industrial Overlay Zone within the Industrial Zone of Service Area 1, applicable to certain tideland parcels as reflected in Exhibit A, attached.

15. New Business

A. Resolution #2025-08. A Resolution Approving The Real Property Improvement And Conveyance Of Borough Owned Land, Described As Lots 1, 2, 3, 4, 5 And 6, Block 304, and Lots 16, 17, 18, 19 and 20, Block 305, Airport Addition Subdivision, According To Plat 77-2 Recorded on March 1, 1977, Six (6) of Which will be Conveyed to the Tlingit Haida Regional Housing Authority (THRHA) And Five (5) Of Which Will Stay In Borough Ownership, For The Purpose of Expanding the Airport Subdivision; and Authorizing the Borough Manager to Sign Conveyance Documents

On January 6, 2025, the Assembly approved Resolution #2025-01 which authorized Manager Giesbrecht to enter into a Real Property Improvement and Conveyance Agreement with THRHA, who will provide improvements (roads, electric, water, sewer and storm drainage utilities) to 11 lots in the Airport Addition Subdivision in return for ownership of 7 of the 11 lots. THRHA now requests to provide improvements to an additional 11 lots, for a total of 22 lots, with 13 lots to be owned by THRHA, and 9 lots to be retained by the Borough. Addendum No. 1 to the THRHA/Petersburg Borough Real Property Improvement and Conveyance Agreement was approved by the Assembly on April 7, 2025.

B. Resolution #2025-03 (Amended) A Resolution Authorizing Temporary Lease of Borough Owned Tidelands at the Scow Bay Turnaround to Andrew Rutherford

At the March 3, 2025 meeting, the Assembly approved Resolution #2025-03 authorizing a temporary tidelands lease permit to Andy Rutherford. Mr. Rutherford requests the annual lease rate be prorated to reflect the actual land use. An amended Resolution #2025-03 is attached for Assembly approval.

C. Fuel Adjustment Charge Request - 2025

Per Municipal Code Section 14.16.720, Rates - Fuel and Purchased Power Adjustment Charge, the Assembly has the discretion to implement a fuel adjustment charge to all kilowatt hours sold in the billing period that includes the annual SEAPA maintenance shutdown and the resulting 10-day diesel plant run by our electric utility. Utility Director Hagerman is requesting the fuel adjustment charge be implemented for the billing period between May 27 and June 27, 2025. The SEAPA

maintenance period is scheduled for June 10-19, 2025. The fuel adjustment charge will appear on the July 2025 electric bill.

D. Nordic Real Estate Lease Application

Nordic Real Estate has applied to lease Lot 4A, Skylark II Subdivision Plat 90-14, Parcel ID #01-010-737. On April 8, 2025, the Planning Commission held a public hearing and recommends the Borough Assembly approve the lease.

Borough Code Section 16.12.080(E) states that the Assembly shall determine whether an application shall move forward in the application process or be denied. If the application is to move forward, the Assembly shall decide if the lease shall be auctioned publicly or processed by direct lease to the applicant.

E. Greg and Heidi Johnson Land Purchase Application

Greg and Heidi Johnson submitted an application to purchase Borough owned lots 6-10, Block 255, Northeast Subdivision and Lots 2-5 Scenic View Subdivision (unrecorded). The Johnson's request that all nine lots are offered for sale as a block and understand lots 2-5 will need to go through the subdivision process and most likely be rezoned before they are ready for public sale.

The Planning Commission held a public hearing regarding the application to purchase on March 11, 2025. The motion to recommend approval of sale failed due to lack of a second.

Borough Code Section 16.12.080(E) states that the Assembly shall determine whether an application shall move forward in the application process or be denied. If the application is to move forward, the Assembly shall schedule a public sale or exempt the application from public sale. If the application is exempted from public sale, the Assembly may authorize the Borough Manager to negotiate the sale with the applicant, the final terms of which are subject to approval by the Assembly.

F. David Mazzella - Land Purchase Application

David Mazzella submitted an application to purchase one Borough owned lot located at 1009 Augusta St, Lot 8, Block 255, Northeast Subdivision, Parcel ID #01-002-560.

The Planning Commission held a public hearing regarding the application to purchase on March 11, 2025, and recommends the Assembly approve the application to move forward in the process as a direct sale to Mr. Mazzella.

Borough Code Section 16.12.080(E) states that the Assembly shall determine whether an application shall move forward in the application process or be denied. If the application is to move forward, the Assembly shall schedule a public sale or exempt the application from public sale. If the application is exempted from public sale, the Assembly may authorize the Borough Manager to negotiate the sale with the applicant, the final terms of which are subject to approval by the Assembly.

G. Letter of Interest for Parks and Recreation Advisory Board

Chrystine Lynn has submitted a letter of interest to serve on the Parks and Recreation Advisory Board.

H. Budget Work Session

Finance Director Tow requests that the Assembly choose a date and time for a budget work session. The first reading of the budget will be at the May 5th Assembly meeting.

The following dates were suggested.

Monday, April 28th. Noon or 5pm

Thursday, May 1st. Noon or 5pm

16. Communications

A. Correspondence Received Since April 3, 2025

17. Assembly Discussion Items

A. Assembly Member Comments

B. Recognitions

18. Adjourn



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Borough Assembly Regular Meeting

Monday, April 07, 2025

12:00 PM

Assembly Chambers

1. Call To Order/Roll Call

Vice Mayor Marsh called the meeting to order at 12:00 pm.

PRESENT

Mayor Mark Jensen
Vice Mayor Donna Marsh
Assembly Member Bob Lynn
Assembly Member Scott Newman
Assembly Member Jeigh Stanton Gregor
Assembly Member James Valentine

EXCUSED

Assembly Member Rob Schwartz

2. Voluntary Pledge of Allegiance

The Pledge was recited.

3. Oath of Office

Clerk Thompson, who will be retiring on April 30th, gave Becky Regula the Oath of Office for her new position as the Borough Clerk/Human Resources Director.

4. Board of Equalization

The Assembly, acting as the Board of Equalization, heard the 2025 property tax assessment appeals.

A. Senior Citizen Property Tax Exemption for Vera Goudima

As of March 31, 2025, Vera Goudima possesses 100% ownership of her property and is eligible for 100% of the senior citizen tax exemption. By unanimous roll call vote, the Assembly approved full senior citizen property tax exemption for Ms. Goudima

Motion made by Assembly Member Stanton Gregor, Seconded by Assembly Member Newman.

Voting Yea: Mayor Jensen, Vice Mayor Marsh, Assembly Member Lynn, Assembly Member Newman, Assembly Member Stanton Gregor, Assembly Member Valentine

B. Heather O'Neil, Appeal #2025-03, Parcel ID #01-010-758

The Assembly unanimously supported the findings of the Assessor regarding Appeal #2025-03.

Motion made by Assembly Member Stanton Gregor, Seconded by Assembly Member Valentine.

Voting Yea: Mayor Jensen, Vice Mayor Marsh, Assembly Member Lynn, Assembly Member Newman, Assembly Member Stanton Gregor, Assembly Member Valentine

C. Heather O'Neil, Appeal #2025-04, Parcel ID #01-031-516

The Assembly unanimously supported the findings of the Assessor regarding Appeal #2025-04.

Motion made by Assembly Member Stanton Gregor, Seconded by Mayor Jensen.

Voting Yea: Mayor Jensen, Vice Mayor Marsh, Assembly Member Lynn, Assembly Member Newman, Assembly Member Stanton Gregor, Assembly Member Valentine

5. Approval of Minutes

A. March 17, 2025 Assembly Meeting Minutes

The minutes of the March 17, 2025 meeting were unanimously approved.

Motion made by Assembly Member Valentine, Seconded by Assembly Member Stanton Gregor.

Voting Yea: Mayor Jensen, Vice Mayor Marsh, Assembly Member Lynn, Assembly Member Newman, Assembly Member Stanton Gregor, Assembly Member Valentine

6. Amendment and Approval of Meeting Agenda

The Agenda was approved by unanimous roll call vote.

Motion made by Assembly Member Stanton Gregor, Seconded by Assembly Member Newman.

Voting Yea: Mayor Jensen, Vice Mayor Marsh, Assembly Member Lynn, Assembly Member Newman, Assembly Member Stanton Gregor, Assembly Member Valentine

7. Public Hearings

There were no public hearings.

8. Bid Awards

There were no bid awards.

9. Persons to be Heard Related to Agenda

Persons wishing to share their views on any item on today's agenda may do so at this time.

Harbormaster Wollen spoke in support of Agenda item 17B, the Marine Industrial Overlay.

Drew Ayriss, a patrol sergeant for the Petersburg Police Department, spoke in opposition of a dual purpose K9 unit and its effectiveness in Petersburg.

Chief Kerr spoke in favor of a dual purpose K9 unit for the Petersburg Police Department.

Tina Kerr, speaking on behalf of herself, spoke about the benefits of a dual purpose K9 for the Petersburg Police Department.

Jalyn Pomrenke, representing PIA, spoke in support of a dual purpose K9 for the PPD.

Stephanie Aikins spoke in support of a dual purpose K9.

Suzanne Wood, speaking on behalf of herself, spoke against the proposal of a K9 for the PPD.

10. Persons to be Heard Unrelated to Agenda

Persons with views on subjects not on today's agenda may share those views at this time.

No views were shared.

11. Boards, Commission and Committee Reports

12. Consent Agenda

A. El Zarape Liquor License Renewal

The Assembly supported the Restaurant Liquor license renewal application for El Zarape LLC.

13. Report of Other Officers

A. Petersburg Medical Center

PMC CEO Hofstetter provided an update to the Assembly on hospital activities.

B. US Forest Service

District Ranger Case provided an update on Forest Service activities.

C. SEAPA Report

Member Lynn provided a report about the March 27, 2025 SEAPA Board meeting.

D. Petersburg School District

School Superintendent Robyn Taylor provided an update on School District activities.

14. Mayor's Report

A. April 7, 2025 Mayor's Report

Vice Mayor Marsh read the Mayor's report into the record.

15. Manager's Report

A. April 7, 2025 Manager's Report

Manager Giesbrecht read his report into the record, a copy of which is attached and made a permanent part of these minutes.

16. Unfinished Business

There was no unfinished business.

17. New Business

A. Ordinance #2025-03: An Ordinance Adjusting the FY 2025 Budget for Known Changes

The Assembly unanimously approved Ordinance #2025-03 to designate 50% of the of the previous year's annual General Fund surplus into the Property Development Fund for the purpose of financing major capital maintenance and repairs. This ordinance will transfer \$292,314 from the General Fund to the Property Development Fund.

Motion made by Mayor Jensen, Seconded by Assembly Member Stanton Gregor.
Voting Yea: Mayor Jensen, Vice Mayor Marsh, Assembly Member Lynn, Assembly Member Newman, Assembly Member Stanton Gregor, Assembly Member Valentine

B. Ordinance #2025-04: An Ordinance Amending Chapter 19, Zoning, of the Petersburg Municipal Code to Establish Overlay Zones within Municipal Zoning Regulations, and to Create a Marine Industrial Overlay Zone

Ordinance #2025-04, amending Chapter 19, Zoning, of the Petersburg Municipal Code to establish overlay zones within Municipal Zoning Regulations, and to create a Marine Industrial Overlay Zone, was unanimously approved.

Motion made by Assembly Member Newman, Seconded by Assembly Member Lynn.
Voting Yea: Mayor Jensen, Vice Mayor Marsh, Assembly Member Lynn, Assembly Member Newman, Assembly Member Stanton Gregor, Assembly Member Valentine

C. Resolution #2025-07: A Resolution Requesting the Alaska Legislature Increase the Base Student Allocation and Provide a Sustainable Formula for Education Funding

Resolution #2025-07, requesting the Alaska Legislature increase the base student allocation and provide a sustainable formula for education funding, was unanimously approved.

Motion made by Assembly Member Newman, Seconded by Assembly Member Valentine.
Voting Yea: Mayor Jensen, Vice Mayor Marsh, Assembly Member Lynn, Assembly Member Newman, Assembly Member Stanton Gregor, Assembly Member Valentine

D. K9 Unit

Vice Mayor Marsh requested that acquisition of a K9 Unit for the Police Department be re-visited. Chief Kerr provided additional information regarding the K9 Unit.

Member Stanton Gregor made a motion to approve the purchase of a K9 unit for the Petersburg Police Department.

Motion made by Assembly Member Stanton Gregor, Seconded by Mayor Jensen.

Voting Yea: Vice Mayor Marsh

Voting Nay: Mayor Jensen, Assembly Member Lynn, Assembly Member Newman, Assembly Member Stanton Gregor, Assembly Member Valentine

E. Tlingit Haida Regional Housing Authority (THRHA) / Petersburg Borough Real Property Improvement and Conveyance Agreement Addendum No. 1

On January 6, 2025, the Assembly approved Resolution #2025-01 which authorized Manager Giesbrecht to enter into a Real Property Improvement and Conveyance Agreement with THRHA, who will provide improvements (roads, electric, water, sewer and storm drainage utilities) to 11 lots in the Airport Addition Subdivision in return for ownership of 7 of the 11 lots. THRHA now requests to provide improvements to an additional 11 lots, for a total of 22 lots, with 13 lots to be owned by THRHA, and 9 lots to be retained by the Borough.

The Assembly unanimously approved Addendum No. 1 to add additional 11 lots for improvement by THRHA.

Motion made by Assembly Member Newman, Seconded by Assembly Member Stanton Gregor.

Voting Yea: Mayor Jensen, Vice Mayor Marsh, Assembly Member Lynn, Assembly Member Newman, Assembly Member Stanton Gregor, Assembly Member Valentine

18. Communications

A. Correspondence Received Since March 13, 2025

19. Assembly Discussion Items

A. Assembly Member Comments

Member Lynn thanked Director Hagerman for applying for a grant three years ago that was received recently and allowed the Borough to purchase a generator. Member Valentine thanked Clerks Thompson and Regula for their help and for their work for the Borough.

B. Recognitions

There were no recognitions.

20. Adjourn

The meeting was adjourned at 1:55 pm.

Motion made by Assembly Member Stanton Gregor, Seconded by Assembly Member Newman.

Voting Yea: Mayor Jensen, Vice Mayor Marsh, Assembly Member Lynn, Assembly Member Newman, Assembly Member Stanton Gregor, Assembly Member Valentine

Rebecca Regula, Borough Clerk

Date Approved

Borough Manager's Report
Assembly Meeting 07 April 2025

- ❖ PMPL has received all grant funds through the DOE Section 243 Hydroelectric Efficiency Incentives program. \$2,815,428. This money was received into the Blind Slough capital project fund. Excess reserves in that fund were then transferred to the Scow Bay Generation project.
- ❖ PMPL is working on fine tuning the RFP for construction services for the Scow Bay Generation project. The 3.5 megawatt generator that was purchased last year is in storage in Texas until the utility is ready for it to be shipped to Petersburg. We are working with the design engineer on specifications for the generator transformer and switchgear to put that equipment out to bid as soon as possible.
- ❖ The PMPL rate study is progressing and helped with development of the FY26 budget. We are presently pulling historic billing data together so that it can be input into the rate model. This will help with rate design proposals to meet our departmental revenue requirements.
- ❖ PMPL has received word that the annual maintenance shutdown at Tyee Lake will start on, or very near, June 10th this year. Contractor schedules have pushed the agency to start the initial shutdown at Swan Lake this year, with Tyee following that work. PMPL will issue public service announcements when the schedule is confirmed, and the shutdown gets closer.
- ❖ Tuesday, April 8, at 6 PM the library is hosting a screening of *Free For All: The Public Library*, a PBS documentary. This special event, hosted by the Friends of Petersburg Libraries, will feature live music, refreshments, and time for engaging activities and conversation. Fun, interactive activities will also be available for children aged 3-8 in the Children's Room. This event is free and open to everyone.
- ❖ Parks and Rec will be hosting an American Red Cross training and recertification session for staff and outside groups from April 10-14. Consequently, there will be a few pool/swim closures during those days. Closures will be posted on Facebook and around the facility.
- ❖ Petersburg Rotary and Parks and Rec will be hosting our annual Sandy Beach Park Clean-up on Saturday, April 19th from 11-1p in preparation for the Elks annual Easter egg hunt. Volunteers are always welcome! Please dress accordingly and contact Stephanie or Julie at Parks and Rec with any questions.
- ❖ Spring sand pickup continues. We are also washing streets and sidewalks to get things spruced up for the busy season. Street grading as weather permits.
- At Banana Point Boat Launch, the crew installed a small shelter that was repurposed from an old, unused ballfield dugout building. Parks-N-Rec donated the old structure which was then painted and rehabbed using materials that were surplus from past projects. The shelter installation was made with permission from ADNR and was the idea of the Streets crew. Thanks to this creative bit of thinking and coordination with the State, the community now has a covered shelter to use at Banana Point while waiting for water taxi service to/from other islands.

- ❖ While at Banana Point, the crew also retrieved and tied off a breakwater boom that had come loose from its moorings.
- ❖ The local Motor Pool auction of surplus units resulted in the sale of one surplus SUV and one porta potty. Assistant Director Marohl is putting together an online auction for the 3 surplus PMPL line trucks that did not sell locally.
- ❖ Aaron is working with ADEC on renewal of the Borough's landfill permit, which expires this summer.
- ❖ Shawn conducted fire system inspections with Johnson Controls, who have the inspection contract for most Borough facilities.
- ❖ The biosolids disposal permit has been finalized and we are now permitted for disposing of composted solids at the landfill instead of depositing this material at the mud dump.
- ❖ The Pump Station 4 and Force Main Upgrade project is getting closer to construction, with work now scheduled to begin at end of April or early May. A coordination meeting will be held onsite the week of April 7th with Contractor and Borough representatives.
- ❖ Staff attended the annual spring meeting with the USCG Captain of the Port, Captain Stanley Fields, and fellow Borough department and waterways agency representatives. Topics included emergency response, homeland security, marine communication, tour ship activity, drug trafficking, cyber security and personal changes. The community appreciates the annual in-person information exchange with Sector Juneau & the 17th District Administration.
- ❖ Harbor passed the annual USCG Homeland Security Audit last week, in preparation for the upcoming tour season.
- ❖ Tour ship schedule has firmed up (94 stops) with the first stop on April 25.
- ❖ Glo was interviewed by Stephanie Hernandez McGavin, a student in the University of Washington's Master of Infrastructure Planning and Management studying local government capacity to manage formerly state-owned harbor infrastructure in Alaska.
- ❖ I received word from our federal lobbyist that funding from Denali may be pulled by the DOGE group. This could impact Scow Bay and Banana Point projects.
- ❖ Aaron worked with the school and local contractors to remove the emergency siren from the school roof. We will start looking for grant opportunities to replace the siren at a different location.
- ❖ The large increase in tariffs by the President will have an impact on next year's budget. Unfortunately, we do not know the exact cost to the budget currently.
- ❖ Public Comments are being accepted by ADNR regarding the transfer of tidelands property at Papke's to the Borough.
- ❖ Some Borough staff will be working with IBEW on April 21-22 to negotiate proposed salary changes for IBEW employees.

Record in the Petersburg Recording District.

**Amendment No. 5 to the
Tidelands Lease Agreement
Between The Petersburg Borough, Alaska – Lessor
And
Birchell Properties LLC – Lessee**

**Leasing 5,334 sq. ft as shown on the Tidelands Lease Plat
filed as Plat # 2000-5 on June 6, 2000**

Date of Original Lease – May 15, 2000
Recorded in Book 0066, pages 630-645 on June 7, 2000
Amendment No. 1, dated May 15, 2005
Recorded as document # 2005-000397-0 on May 12, 2005
Amendment No. 2, dated May 16, 2020
Recorded as document # 2010-000969-0 on December 27, 2010
Amendment No. 3, dated May 16, 2015
Not recorded
Amendment No. 4, dated May 16, 2020
Recorded as document # 2020-000358-0 on July 13, 2020

Effective Date of This Rate Amendment – May 16, 2025

WHEREAS, the Original Lease dated May 23, 2000, as amended, provides for renewal of the term of the lease; and

WHEREAS, Municipal Code and the amended original lease require the annual rent to be adjusted on each fifth anniversary date of the lease and the new annual rent shall be based upon the current full and true value of the property and any borough owned improvements, as established by the borough's assessor; and

THEREFORE, BE IT RESOLVED, the original lease dated May 23, 2000, as amended, is further amended as follows:

1. Pursuant to Section 3 of the Original Lease, as amended, the annual rental rate for the five-year period from May 16, 2025 through May 15, 2030 is:

Based on the borough assessor’s statement of valuations for the leased premises of \$68,100 as reflected in the 2025 assessment records,

Six Thousand Eight Hundred Ten Dollars and 00/100
(2025 assessed value of \$68,100 x 10% = \$6,810)

Lessor does hereby certify the terms of this lease amendment. All other terms and conditions of the Original Lease remain in full force and effect.

Dated the _____ day of _____, 2025.

LESSOR: Petersburg Borough
PO Box 329
Petersburg, AK 99833

By: _____
Rebecca Regula, CMC
Borough Clerk

STATE OF ALASKA)
) ss
FIRST JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this ____ day of _____, 2025, before me the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Debra Thompson to me known to be the Borough Clerk described in and which executed the above and foregoing instrument, and acknowledged to me said instrument to be the free and voluntary act and deed of said Borough for the uses and purposes therein mentioned, and on oath stated that she is authorized to execute this instrument.

WITNESS My Hand and Official Seal the day and year in this certificate first above written.

Notary Public in and for the State of Alaska residing at Petersburg, Alaska.
My commission expires _____.

After Recording Return To: *Borough Clerk*
Petersburg Alaska
PO Box 329
Petersburg, AK 99833

**Mayor's Report
for
April 21, 2025 Assembly Meeting**

- 1. Seeking Letters of Interest:** The Petersburg Borough is accepting letters of interest from citizens who wish to serve the community by filling a vacant seat on the Parks & Recreation Advisory Board until the October 2025 Municipal Election.

Letters of interest may be submitted to Clerk Regula at the Borough offices located at 12 S. Nordic Drive; by sending to PO Box 329, Petersburg, AK 99833; or by emailing to bregula@petersburgak.gov.



**Borough Manager's Report
Assembly Meeting 21 April 2025**

- ❖ Parks and Rec have swimming lessons coming up. Please contact our Front Desk at 907-772-3392 to register.
- ❖ Thank you to Petersburg Rotary and community volunteers for helping Parks and Rec with our annual Sandy Beach Clean-Up event!
- ❖ The SEAPA shutdown is scheduled for June 10-19. PMPL customers are encouraged to plan for conservation of energy during the June billing period.
- ❖ The annual FERC safety inspection at Crystal Lake Dam is scheduled for July 15th.
- ❖ SEAPA has performed their annual snow surveys in the Tye and Swan Lake watersheds and while the snowpack is somewhat less than normal, the water level in both lakes is much higher for this time of year.
- ❖ Had haircuts last week for the residents at Assisted Living. If there are any volunteers for practice, let Derrick know!
- ❖ Easter dinner on Sunday was the traditional Honey Glazed Ham, cheesy hashbrown casserole, garlic green beans diner roll and deviled eggs. The easter egg hunt, and an easter party on Friday.
- ❖ Spring maintenance is in full swing at the Harbor. Harbor Crew is asking that customers make sure they remove personal items from finger floats prior to departure from their stall.
- ❖ Launch permits are available, annual renewal is June 1st.
- ❖ The tour ship schedule is 96 stops with the first tour boat stop on April 25th. We have 1 new vessel, American Constitution 269 ft. (150 passengers) and 2 lightered stops this year - down from 12 in 2024.
- ❖ Harbor Staff are working with PEDC and PND on Scow Bay Boatyard engineering discussions.
- ❖ First salmon fry spotted in the harbor on 4/15! And the sandhill cranes just flew over! Spring is here!
- ❖ The Streets crew demolished an unsafe set of concrete steps at Hungry Point and installed a crushed rock pedestrian ramp down to the beach in its place.
- ❖ Spring sand pickup continues. We are also washing streets and sidewalks to get things spruced up for the busy season. Street grading as weather permits.

- ❖ Director Cotta will be attending Alaska Municipal League's Infrastructure Development Symposium in Anchorage the week of April 21-25.
- ❖ Assistant Director Marohl put together an online auction for the 3 surplus Power & Light line trucks. The auction is now live on the Public Surplus website, with a closing date of May 5th.
- ❖ Central Southeast Surveyors (Dave Thynes) has been engaged to provide an updated survey of our landfill and baler site. The new survey will help us with our upcoming landfill permit renewal and will also provide a useful framework for planning future projects, including the biosolids disposal expansion; a proposed drop off area; and proposed construction and demolition (C&D) landfill cell.
- ❖ SEASWA Chair Cotta continues to work with Southeast Conference and RESPEC engineers on the Regional Municipal Solid Waste Management Planning study. Past studies are being compiled and analyzed, and a community waste questionnaire is being prepared for distribution to all Southeast communities.
- ❖ The Borough's annual Household Hazardous Waste (HHW) event is set for the weekend of May 31st – June 1st. We will be advertising this event in the local newspaper, Facebook and on the Borough's website.
- ❖ With assistance from the Streets crew, the Water Dept has been attempting to locate a water leak in the general area of Aaslaug & Lake Streets. This appears to be a minor leak, but we are hoping to find the source before it grows any larger. We may end up bringing in Alaska Rural Water to investigate if we are unable to isolate the leak soon.
- ❖ Chris Cotta has been working with the Borough's federal lobbyist on a request for a \$12M grant to fund the wastewater plant disinfection project.
- ❖ Supervisor Haley is getting the mobile restrooms ready for seasonal installation in the muni parking lot.
- ❖ Aaron and Coby recently attended the Southeast Regional EMS Symposium with another volunteer and Dr. Hess from PMC. Coby became a BLS instructor, and it was a great experience for everyone involved.
- ❖ Ryan recently attended a Fire Investigator conference and received credentials needed to keep his investigator certification.
- ❖ State Fire Marshals visited Petersburg and requested assistance from the Fire dept.
- ❖ Aaron recently attended the state emergency manager's conference and received training on the state's new Emergency Management qualification system.
- ❖ Aaron learned at the EM conference that many FEMA grant programs that the Borough received in the past were terminated due to federal cuts.
- ❖ The Fire Turnout gear that was approved for purchase from the Title 3 Forest Receipts has been purchased.
- ❖ Maintenance on the SCBA Bottle fleet was completed, however these repairs are temporary, and total replacement will be required in FY 2027.

**PETERSBURG BOROUGH
ORDINANCE #2025-03**

**AN ORDINANCE OF THE PETERSBURG BOROUGH ADJUSTING
THE FY 2025 BUDGET FOR KNOWN CHANGES**

Section 1. Classification: This ordinance is not of a permanent nature and shall not be codified in the Petersburg Municipal Code.

Section 2. Purpose: The purpose of this ordinance is to adjust the FY 2025 budget for known changes.

Section 3. Substantive Provisions: In accordance with Section 11.09(a) of the Charter of the Petersburg Borough, the budget for the fiscal period beginning July 1, 2024 and ending June 30, 2025 is adjusted as follows:

Explanation: Necessary revisions in the FY 2025 budget identified after adoption of the Budget.

<u>Account Number</u>	<u>Account</u>	<u>Original Budget</u>	<u>Increase (Decrease)</u>	<u>Amended Budget</u>
<u>FISCAL YEAR 2025 REVENUE / EXPENSE BUDGET ADJUSTMENTS</u>				
General Fund Surplus				
110.000.501961	Transfer Out of General Fund	\$0	(\$292,314.)	(\$292,314)
260.000.402240	Transfer into the Property Development Fund	\$0	\$292,314.	\$292,314.
In the financial and budget policy document for FY25 the property development fund policy states that the Borough will designate 50% of the previous year’s annual General Fund surplus into the property development fund for the purpose of financing major capital maintenance and repairs in any year where the General Fund undesignated fund Balance is within the target range of established policy levels. After this transfer the general fund balance will continue to be over the 4-6 month target range.				

Section 4. Severability: If any provision of this ordinance or any application to any person or circumstance is held invalid, the remainder of this ordinance and application to any person and circumstance shall not be affected.

Section 5. Effective Date: This ordinance shall become effective immediately after the date of its passage.

Passed and approved by the Petersburg Borough Assembly, Petersburg, Alaska this 5th day of May, 2025.

Mark Jensen, Mayor

ATTEST:

Rebecca Regula, Borough Clerk

Adopted:
Published:
Effective:

**PETERSBURG BOROUGH
ORDINANCE #2025-04**

**AN ORDINANCE AMENDING CHAPTER 19, ZONING, OF THE
PETERSBURG MUNICIPAL CODE TO ESTABLISH OVERLAY ZONES
WITHIN MUNICIPAL ZONING REGULATIONS, AND TO CREATE A
MARINE-INDUSTRIAL OVERLAY ZONE**

WHEREAS, overlay zones are special zoning subdistricts, which are placed over a portion of an underlying zoning district to modify the uses and standards for the area of that Zone; and

WHEREAS, the Borough Assembly believes that the adoption of provisions regarding overlay zones within Service Area No. 1 would be beneficial; and

WHEREAS, a portion of the waterfront area of Service Area No. 1 is currently located within the Industrial District (I-1), and a number of tideland parcels are located within that District, the majority of which are borough-owned and may be sold or leased in the future; and

WHEREAS, Petersburg has a long and rich history as a commercial fishing community, and the availability of tidelands for marine industrial uses is essential for the continued success of commercial fishing and for the economic well-being of our community; and

WHEREAS, the lease or sale of tidelands without ensuring that those parcels are used for marine industrial purposes may limit the availability of land for essential facilities like boatyards, processing plants, and public docks; make it difficult for marine industrial businesses to establish or expand; or lead to development that may not be compatible with marine industrial uses; and

WHEREAS, the creation of a dedicated marine industrial overlay zone can ensure tidelands properly remain available for essential commercial fishing and other marine industrial uses; and

WHEREAS, the Borough Assembly wishes to adopt zoning provisions applicable generally to the establishment of overlay zones, and further wishes to create, consistent with those provisions, a new marine industrial overlay zone within the Industrial (I) Zone of Service Area No. 1, the boundaries of which are reflected in attached Exhibit A.

THEREFORE, THE PETERSBURG BOROUGH ORDAINS, Title 19, *Zoning*, of the Petersburg Municipal Code, is hereby amended as follows:

Section 1. Classification: This ordinance is of a general and permanent nature and shall be codified in the Petersburg Municipal Code.

Section 2. Purpose: The purpose of this ordinance is to allow for Overlay Zones under Title 19, *Zoning*, of the municipal code, and to establish the standards for a Marine Industrial Overlay Zone.

Section 3. Substantive Provisions: Title 19 of the Petersburg Municipal Code is hereby amended as follows. The language proposed for addition is **underlined and bold**, and the language proposed for deletion is ~~struck through~~.

A. New Section. Chapter 19.04, *Definitions*, is hereby amended by adding a new section 19.04.582, entitled Overlay Zone, to read as follows:

19.04.582 - Overlay Zone

An Overlay Zone is a special zoning subdistrict, placed over an existing zoning district or districts, which establishes special provisions applicable to the land located in the subdistrict in addition to those established for the underlying district. The Overlay Zone may add new standards or uses, or delete or modify existing standards or uses governing the underlying district. An Overlay Zone may share common boundaries with one or more districts, may overlay only part of an underlying district, or may overlap, in part, different district boundaries.

B. New Section. Chapter 19.08, *Districts*, is hereby amended by adding a new section 19.08.015, entitled Overlay Zones, to read as follows:

19.08.015 - Overlay Zones.

An Overlay Zone may be placed over any use district established under section 19.08.010, pursuant to the provisions of Chapter 19.50 of this Title.

C. New Chapter. A new Chapter, entitled Overlay Zones, is hereby added to Title 19, to read as follows:

Chapter 19.50. Overlay Zones

19.50.010 - Purpose

19.50.020 - Applicability

19.50.030 - Identification of Overlay Zones

19.50.040 - Marine Industrial Overlay (MIO) Zone.

19.50.010 - Purpose.

This Chapter establishes the Overlay Zones permitted under this Title. An Overlay Zone may, without limitation, be used to impose supplemental restrictions on uses in the underlying district, permit uses otherwise not permitted in the underlying district, or implement a site or architectural design program in order to fulfill specific community objectives.

19.50.020 - Applicability.

A. Overlay Zones shall be established, and thereafter amended, under the provisions of Chapter 19.84 of this Title. Overlay Zones shall be shown on the borough's official zoning map.

B. The standards of an Overlay Zone apply in addition to the standards of the underlying district. In the case of a conflict between the standards of the underlying district and the Overlay Zone, the standards of the Overlay Zone shall apply.

C. An Overlay Zone may further establish Designated Specific Areas that are areas within the Zone subject to additional regulations aimed at preserving or enhancing the unique characteristics of the Zone.

D. Unless otherwise prohibited herein, a variance from the standards of an Overlay Zone may be granted by the planning commission under the procedures and conditions of Chapter 19.80 of this Title, except that a variance cannot be utilized to allow a use which is prohibited or otherwise not permitted within the Overlay Zone.

19.50.030 - Identification of Overlay Zones.

The following Overlay Zones are herein established:

A. Marine Industrial Overlay (MIO).

19.50.040 - Marine Industrial Overlay Zone.

A. Purpose. The Marine Industrial Overlay (MIO) Zone is established to protect and promote the maritime economy by restricting uses on certain land or tidelands to:

- 1. Protect the finite economic resources of marine waterfront and related land;**
- 2. Shield the maritime economy, including commercial fishing and marine industry, from incompatible uses; and**
- 3. Strengthen the maritime economy by reserving waterfront land for water-dependent marine industrial uses and marine industrial uses which directly provide goods and services to water-dependent uses. For purposes of this section, water-dependent uses are those uses and activities that can only be conducted on, in, or directly adjacent to the water body due to an inherent need for water access.**

B. MIO Zone Map. Upon adoption of this ordinance, the MIO Zone is hereby made applicable to the areas shown on Maps A and B on Exhibit A hereto, which shall be incorporated into an MIO Zone Map and made a part of the borough's official zoning map. Subsequent amendments to the boundaries of the MIO Zone shall be adopted under the provisions of Chapter 19.84 of this Code.

C. Principal uses. The following are the only permitted principal uses in the MIO Zone:

1. Harbors, marinas, moorage facilities,
2. Float plane and boat launch facilities;
3. Cargo terminals for marine commerce or industry, and marine fuel dock terminals;
4. Construction, maintenance, and repair of vessels including marine engine repair, marine electronics, and marine refrigeration;
5. Harbormaster's offices;
6. Seafood processing plants and cold storage facilities;
7. Vessel sales and supply;
8. Vessel and fishing gear storage facilities;
9. Boat rigging operations;
10. Retail businesses whose predominant business is the sales of goods and services used in manufacturing, repairing, or servicing vessels or marine industrial facilities; and
11. Marine passenger terminals.

D. Accessory uses. The following are the only permitted accessory uses in the MIO Zone:

1. A watchman or caretaker dwelling that is no larger than eight hundred (800) gross square feet in size; and
2. Uses and structures that are clearly incidental and subordinate in size and scale to the principal use, and which are located on the same lot.

E. Prohibited uses. Any use that is not a principal or accessory use set out in paragraphs C and D above. For clarity purposes, any principal, accessory, conditional or other use that would otherwise be permitted in the Industrial (I-1) zone is specifically prohibited in the MIO Zone, excepting those uses expressly set out in the preceding paragraphs.

F. Existing Uses. Legally established uses existing prior to the adoption of the MIO Zone may be allowed to continue provided that they meet the requirements of Chapter 19.68 of this Title.

G. Development Standards within the MIO Zone.

1. Lot development standards in the MIO Zone will adhere to the requirements of Sections 19.44.050-.080 of this Title.
2. Notwithstanding the provisions of Chapter 19.64, off-street parking within the MIO Zone shall equal 40% of the spaces required under Section 19.64.010.

H. Designated Specific Areas within the MIO Zone.

1. Scow Bay Turnaround – In the Scow Bay Turnaround designated area, as shown on the MIO Zone map, the only uses permitted are the principal uses set out in paragraph C above. All other uses are prohibited, including any accessory uses.

Section 4. Severability: If any provision of this ordinance or any application to any person or circumstance is held invalid, the remainder of this ordinance and the application to other persons or circumstances shall not be affected.

Section 5. Effective Date: This Ordinance shall become effective immediately upon final passage.

PASSED AND APPROVED by the Petersburg Borough Assembly, Petersburg, Alaska this ____ day of _____, 2025.

Mark Jensen, Mayor

ATTEST:

Rebecca Regula, Borough Clerk

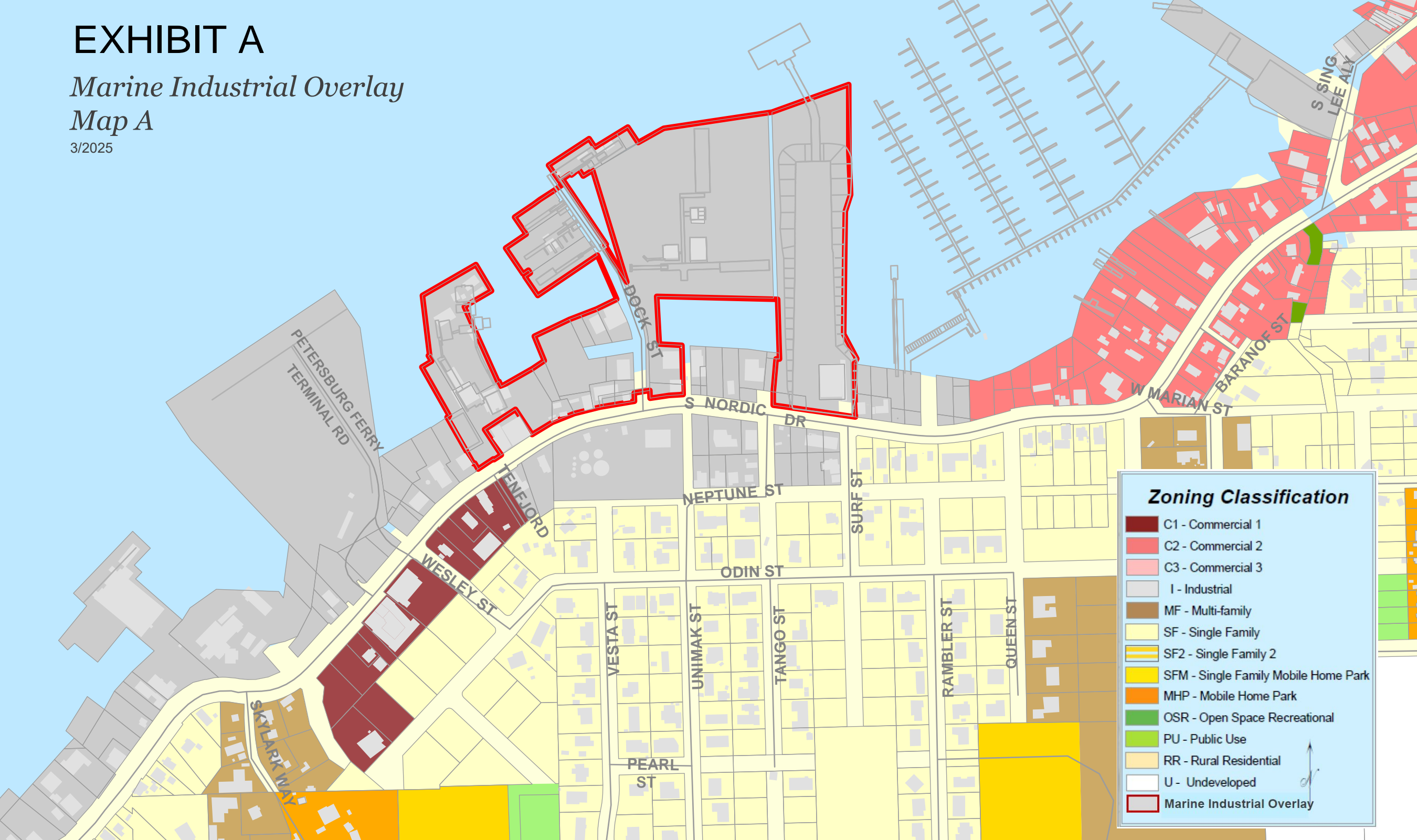
Adopted:
Noticed:
Effective:

EXHIBIT A

Marine Industrial Overlay

Map A

3/2025



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
- Marine Industrial Overlay

Marine Industrial Overlay Map B

4/2024



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
- Marine Industrial Overlay



Designated Specific Area

MAP A			
1			
PARCEL-ID	LEGAL DESCRIPTION	OWNER	
01-008-100	T-36B, Piston and Rudder Tidelands Lease Plat, Plat #2012-12	Petersburg Borough	
01-008-200	US Coast Guard Float Lease, Plat #89-4	Petersburg Borough	
01-008-220	SE Alaska Oil Corp Lease Parcel A, Plat #87-28	Petersburg Borough	
01-008-221	Petro Marine Lease Parcel F, recorded as document #2005-000581	Petersburg Borough	
01-008-222	Petro Marine Lease Parcel E, recorded as document #2005-000581	Petersburg Borough	
01-008-230	SE Alaska Oil Corp Fuel Line Easement Parcel D, Plat #87-28	Petersburg Borough	
01-008-240	US Coast Guard Uplands Lease, Plat #89-17	Petersburg Borough	
01-008-241	US Coast Guard Uplands Lease II, Plat #95-18	Petersburg Borough	
01-008-242	Parcel B, McFadden Tidelands Lease Plat, Plat #95-7	Island Refrigeration	
01-008-250	Parcel A, McFadden Tidelands Lease Plat, Plat #95-7	Petersburg Borough	
01-008-260	Parcel A, USFS Tidelands Lease, Plat #84-24	Petersburg Borough	
01-010-010	T-30B, Petersburg Marine Railway, Plat #86-8	Petersburg Borough	
01-010-030	T-36C, Piston and Rudder Tidelands Lease Plat, Plat #2012-12	Petersburg Borough	
01-010-035	Petersburg Port Facility Consolidation Plat, Plat#2000-6	Island Refrigeration	
01-010-037	Wikan Enterprises, Inc Tidelands Lease Plat, Plat #92-23	Wikan Enterprises	
01-010-039	Tidelands Lease, Plat #85-21	Petersburg Borough	
01-010-040	Stikine Services Tidelands Lease Plat, Plat #2000-5	Petersburg Borough	
01-010-041	Alaska Commercial Electronics Lease Lot in the Petersburg Port Facility, Plat #94-8	Petersburg Borough	
01-010-045	Ptn U.S.S. 283	Petersburg Borough	
01-010-050	SE Alaska Oil Corp Lease Parcel B, Plat #87-28	Petersburg Borough	
01-010-051	SE Alaska Oil Corp Lease Parcel B, Plat #87-28	Petersburg Borough	
01-010-070	Lot Portion of Lot 4, Buschmann Addition	Petersburg Borough	
01-010-071	Lot Portion of Lot 3, Buschmann Addition	Petersburg Borough	
01-010-072	T-45A, Plat #64-176 and Minor Lot Consolidation recorded as document 2006-000326	Petersburg Borough	
01-010-080	Cold Storage Lease Parcel within T-45A, Plat #64-176	Petersburg Borough	
2			
	Dock Street Rights-of-Way/Easements	Petersburg Borough	

3			
01-008-300	Parcel E-1, Unsubdivided Portion of ATS 9, Recorded at Book 0045, Page 398	Petersburg Borough	
Inclusive of all parcels within, including			
01-550-101	Lease Lot 4, Lloyd Roundtree Seaplane Base	Petersburg Borough	
01-550-102	Lease Lot 1, Lloyd Roundtree Seaplane Base	Petersburg Borough	
01-550-103	Lease Lot 3, Lloyd Roundtree Seaplane Base	Petersburg Borough	
MAP B (Designated Specific Area)			
PARCEL ID	LEGAL DESCRIPTION		
01-056-130	Lot 2, Turnaround Subdivision, Plat #2003-13	Petersburg Borough	
01-056-140	Tract B, ATS 1695, Plat # 2013-13	Petersburg Borough	
Inclusive of all parcels within, including			
01-056-134	Lease Parcel RC within Tract B, ATS 1695, and Lot 2, Turnaround Subdivision	Petersburg Borough	
01-056-135	Lease Parcel 2M within Lot 2, Turnaround Subdivision	Petersburg Borough	
01-056-136	John Murgas Ramp Lease Parcel within Tract B of ATS 1695	Petersburg Borough	
01-056-137	Parcel 2R, Unsubdivided Portion of Lot 2, Turnaround Subdivision, Plat 2003-13	Petersburg Borough	
01-056-138	Lease Lot 2TM, 13 Marine Lease Plat, Turnaround Subdivision, Plat 2003-13	Petersburg Borough	

Planning Commission Report & Findings of Fact

Meeting Dates: December 10, 2024, and January 15, 2025

APPLICANT/AGENT:

Petersburg Borough

OWNER(S), IF DIFFERENT:

I. APPLICANT REQUEST: Applicant requests development of a Marine Industrial Overlay for industrial property currently (or recently) owned by the borough in the Port Dock and Scow Bay areas.

II. APPLICABLE CODES:

19.84 AMENDMENTS

III. FINDINGS:

- a. On August 23, 2023, the Borough Assembly agreed to the sale of borough-owned tidelands located at 103a Dock St to Wikan Enterprises. The sale was the first-time leased tideland parcels on Dock St were sold out of public ownership.
- b. On February 15, 2024, the Borough Assembly held a work session with the Harbor Board to discuss harbor tideland leases, the effect of private ownership on tidelands, and future uses of these properties. The work session included a discussion of creating a marine industrial overlay to guide development in these specific waterfront areas.
- c. On February 21, 2024, the Harbor Advisory Board held a meeting to craft a definition of “Marine Industrial” to include the allowable uses of waterfront property in Petersburg and make recommendation to the Assembly.
- d. On April 15, 2024, the Borough Assembly approved the sale of borough-owned tidelands to Island Refrigeration. The sales agreement included the following language:

“In the event that the Borough Assembly subsequently approves a zoning ordinance adopting a Marine Industrial Overlay Zone and the parcel is located either wholly or partially within this Zone, the Buyer agrees that the uses, prohibitions, development standards, and other restrictions and conditions of that Zone will apply to the parcel; Buyer hereby waives in full, permanently and without reservation, any nonconforming status of the land, and any structure(s) or use(s), which may otherwise be applicable under Chapter 19.68 of the Petersburg Municipal Code. This waiver will be placed in the deed to notify any subsequent purchaser.”
- e. On November 16, 2024, the Harbor Advisory Board met to review the draft ordinance for a Marine Industrial Overlay. The Board recommended the Borough Assembly approve the draft ordinance. Motion passed 6-0.
- f. The stated need for the ordinance is that lease or sale of tidelands without ensuring that those parcels are used for marine industrial purposes may limit the availability of land for essential facilities like boatyards, processing plants, and public docks; make it difficult for marine industrial businesses to establish or expand; or lead to development that may not be compatible with marine industrial uses.
- g. The creation of a dedicated marine industrial overlay zone can ensure tidelands properly remain available for essential commercial fishing and other marine industrial uses.
- h. The borough’s Comprehensive Plan includes a Waterfront Master Plan (2016). The Waterfront Plan’s goal and strategies include *“Changing zoning policies to be more strategic about the use of waterfront land for water-dependent uses; focusing on commercial fishing but also including tourism*

Planning Commission Report & Findings of Fact

Meeting Dates: December 10, 2024, and January 15, 2025

and high-value residential uses.” (p.19). The proposed ordinance would dedicate the subject properties to water-dependent uses, especially commercial fishing uses, as recommended in the plan.

- i. The Marine Industrial Overlay includes borough-owned tidelands, many of which are leased, as well as three parcels that were recently sold by the borough to private parties.

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 Title 19 Zoning by creating a new section titled '19.50. Marine Industrial Overlay'.
- 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

The Planning Commission recommends approval of the proposed ordinance to establish a marine industrial overlay as outlined in attached Exhibit A by a vote of 5-1.

EXHIBITS

- A. Applicant materials
- B. Public Hearing Mailout
- C. Vicinity Maps
- D. Public Comments - No written comments received
- E. Draft Minutes - 1/15/25 Meeting Planning Commission

PETERSBURG BOROUGH
ORDINANCE #2024-XXX

AN ORDINANCE AMENDING CHAPTER 19, ZONING, OF THE PETERSBURG MUNICIPAL CODE TO ESTABLISH OVERLAY ZONES WITHIN MUNICIPAL ZONING REGULATIONS, AND TO CREATE A MARINE-INDUSTRIAL OVERLAY ZONE

Whereas, overlay zones are special zoning subdistricts, which are placed over a portion of an underlying zoning district to modify the uses and standards for the area of that Zone; and

Whereas, the Borough Assembly believes that the adoption of provisions regarding overlay zones within Service Area No. 1 would be beneficial; and

Whereas, a portion of the waterfront area of Service Area No. 1 is currently located within the Industrial District (I-1), and a number of tideland parcels are located within that District, the majority of which are borough-owned and may be sold or leased in the future; and

Whereas, Petersburg has a long and rich history as a commercial fishing community, and the availability of tidelands for marine industrial uses is essential for the continued success of commercial fishing and for the economic well-being of our community; and

Whereas, the lease or sale of tidelands without ensuring that those parcels are used for marine industrial purposes may limit the availability of land for essential facilities like boatyards, processing plants, and public docks; make it difficult for marine industrial businesses to establish or expand; or lead to development that may not be compatible with marine industrial uses; and

Whereas, the creation of a dedicated marine industrial overlay zone can ensure tidelands properly remain available for essential commercial fishing and other marine industrial uses; and

Whereas, the Borough Assembly wishes to adopt zoning provisions applicable generally to the establishment of overlay zones, and further wishes to create, consistent with those provisions, a new marine industrial overlay zone within the Industrial (I) Zone of Service Area No. 1, the boundaries of which are reflected in attached Exhibit A.

Therefore, the Petersburg Borough Ordains, Title 19, *Zoning*, of the Petersburg Municipal Code, is hereby amended as follows:

Section 1. Classification: This ordinance is of a general and permanent nature and shall be codified in the Petersburg Municipal Code.

Section 2. Purpose: The purpose of this ordinance is to allow for Overlay Zones under Title 19, *Zoning*, of the municipal code, and to establish the standards for a Marine Industrial Overlay Zone.

Section 3. Substantive Provisions: Title 19 of the Petersburg Municipal Code is hereby amended as follows. The language proposed for addition is **underlined and bold**, and the language proposed for deletion is ~~struck through~~.

A. New Section. Chapter 19.04, *Definitions*, is hereby amended by adding a new section 19.04.582, entitled Overlay Zone, to read as follows:

19.04.582 - Overlay Zone

An Overlay Zone is a special zoning subdistrict, placed over an existing zoning district or districts, which establishes special provisions applicable to the land located in the subdistrict in addition to those established for the underlying district. The Overlay Zone may add new standards or uses, or delete or modify existing standards or uses governing the underlying district. An Overlay Zone may share common boundaries with one or more districts, may overlay only part of an underlying district, or may overlap, in part, different district boundaries.

B. New Section. Chapter 19.08, *Districts*, is hereby amended by adding a new section 19.08.015, entitled Overlay Zones, to read as follows:

19.08.015 - Overlay Zones.

An Overlay Zone may be placed over any use district established under section 19.08.010, pursuant to the provisions of Chapter 19.50 of this Title.

C. New Chapter. A new Chapter, entitled Overlay Zones, is hereby added to Title 19, to read as follows:

Chapter 19.50. Overlay Zones**19.50.010 - Purpose****19.50.020 - Applicability****19.50.030 - Identification of Overlay Zones****19.50.040 - Marine Industrial Overlay (MIO) Zone.****19.50.010 - Purpose.**

This Chapter establishes the Overlay Zones permitted under this Title. An Overlay Zone may, without limitation, be used to impose supplemental restrictions on uses in the underlying district, permit uses otherwise not permitted in the underlying district, or implement a site or architectural design program in order to fulfill specific community objectives.

19.50.020 - Applicability.

A. Overlay Zones shall be established, and thereafter amended, under the provisions of Chapter 19.84 of this Title. Overlay Zones shall be shown on the borough's official zoning map.

B. The standards of an Overlay Zone apply in addition to the standards of the underlying district. In the case of a conflict between the standards of the

underlying district and the Overlay Zone, the standards of the Overlay Zone shall apply.

C. An Overlay Zone may further establish Designated Specific Areas that are areas within the Zone subject to additional regulations aimed at preserving or enhancing the unique characteristics of the Zone.

D. Unless otherwise prohibited herein, a variance from the standards of an Overlay Zone may be granted by the planning commission under the procedures and conditions of Chapter 19.80 of this Title, except that a variance cannot be utilized to allow a use which is prohibited or otherwise not permitted within the Overlay Zone.

19.50.030 - Identification of Overlay Zones.

The following Overlay Zones are herein established:

A. Marine Industrial Overlay (MIO).

19.50.040 - Marine Industrial Overlay Zone.

A. Purpose. The Marine Industrial Overlay (MIO) Zone is established to protect and promote the maritime economy by restricting uses on certain land or tidelands to:

1. Protect the finite economic resources of marine waterfront and related land;
2. Shield the maritime economy, including commercial fishing and marine industry, from incompatible uses; and
3. Strengthen the maritime economy by reserving waterfront land for water-dependent marine industrial uses and marine industrial uses which directly provide goods and services to water-dependent uses. For purposes of this section, water-dependent uses are those uses and activities that can only be conducted on, in, or directly adjacent to the water body due to an inherent need for water access.

B. MIO Zone Map. Upon adoption of this ordinance, the MIO Zone is hereby made applicable to the areas shown on Maps A and B on Exhibit A hereto, which shall be incorporated into an MIO Zone Map and made a part of the borough's official zoning map. Subsequent amendments to the boundaries of the MIO Zone shall be adopted under the provisions of Chapter 19.84 of this Code.

C. Principal uses. The following are the only permitted principal uses in the MIO Zone:

1. Harbors, marinas, moorage facilities,
2. Float plane and boat launch facilities;
3. Cargo terminals for marine commerce or industry, and marine fuel dock terminals;

4. Construction, maintenance, and repair of vessels including marine engine repair, marine electronics, and marine refrigeration;
5. Harbormaster's offices;
6. Seafood processing plants and cold storage facilities;
7. Vessel sales and supply;
8. Vessel and fishing gear storage facilities;
9. Boat rigging operations;
10. Retail businesses whose predominant business is the sales of goods and services used in manufacturing, repairing, or servicing vessels or marine industrial facilities; and
11. Marine passenger terminals.

D. Accessory uses. The following are the only permitted accessory uses in the MIO Zone:

1. A watchman or caretaker dwelling that is no larger than eight hundred (800) gross square feet in size; and
2. Uses and structures that are clearly incidental and subordinate in size and scale to the principal use, and which are located on the same lot.

E. Prohibited uses. Any use that is not a principal or accessory use set out in paragraphs C and D above. For clarity purposes, any principal, accessory, conditional or other use that would otherwise be permitted in the Industrial (I-1) zone is specifically prohibited in the MIO Zone, excepting those uses expressly set out in the preceding paragraphs.

F. Existing Uses. Legally established uses existing prior to the adoption of the MIO Zone may be allowed to continue provided that they meet the requirements of Chapter 19.68 of this Title.

G. Development Standards within the MIO Zone.

1. Lot development standards in the MIO Zone will adhere to the requirements of Sections 19.44.050-.080 of this Title.
2. Notwithstanding the provisions of Chapter 19.64, off-street parking within the MIO Zone shall equal 40% of the spaces required under Section 19.64.010.

H. Designated Specific Areas within the MIO Zone.

1. Scow Bay Turnaround – In the Scow Bay Turnaround designated area, as shown on the MIO Zoning map, the only uses permitted are the principal uses set out in paragraph C above. All other uses are prohibited, including any accessory uses.

Section 4. Severability: If any provision of this ordinance or any application to any person or circumstance is held invalid, the remainder of this ordinance and the application to other persons or circumstances shall not be affected.

Section 5. Effective Date: This Ordinance shall become effective immediately upon final passage.

Passed and approved by the Petersburg Borough Assembly, Petersburg, Alaska this ____ day of _____, 2024.

Mark Jensen, Mayor

ATTEST:

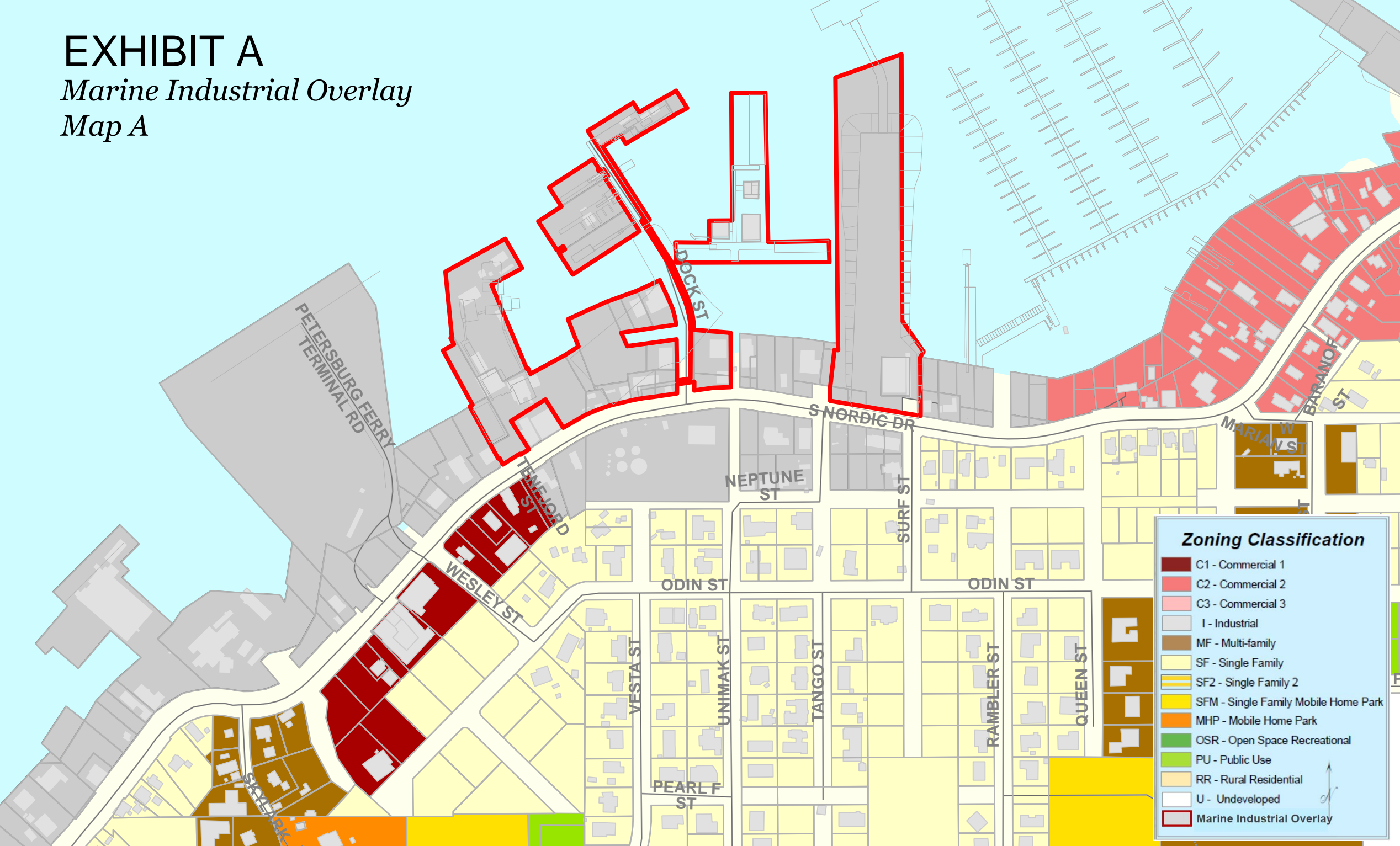
Debra K. Thompson, Clerk

Adopted:
Noticed:
Effective:

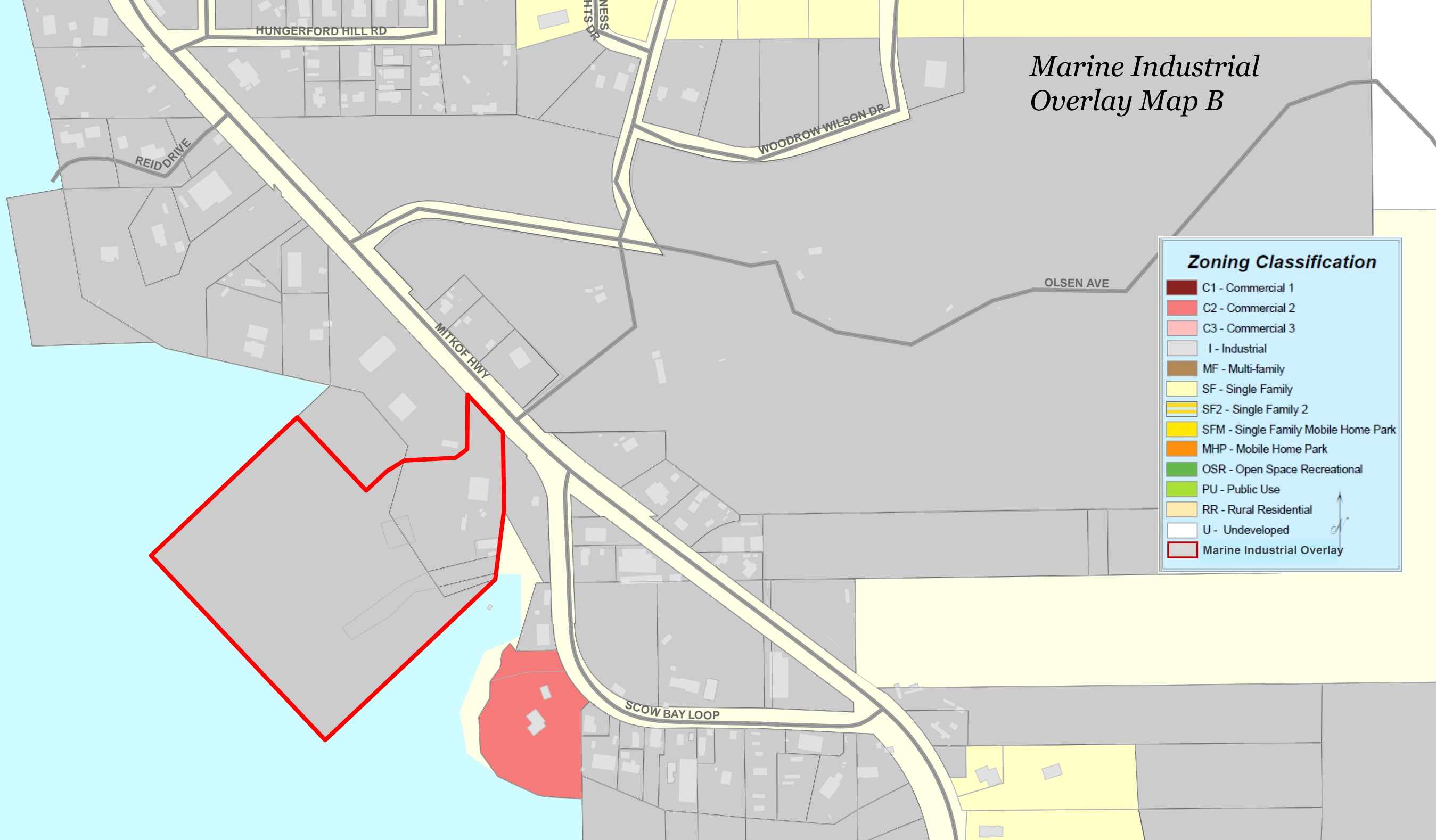
EXHIBIT A

Marine Industrial Overlay

Map A



Marine Industrial Overlay Map 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
- Marine Industrial Overlay



November 18, 2024

NORDIC HOUSE BED & BREAKFAST INC
PO BOX 469
PETERSBURG, AK 99833-0469

NOTICE OF SCHEDULED PUBLIC HEARINGS

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

Recommendation to the Borough Assembly to establish a Marine Industrial Overlay District at the Port Dock area and Scow Bay Turnaround area.

The public hearing and consideration of the application will be held:	Tuesday, December 10th, 2024, 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.

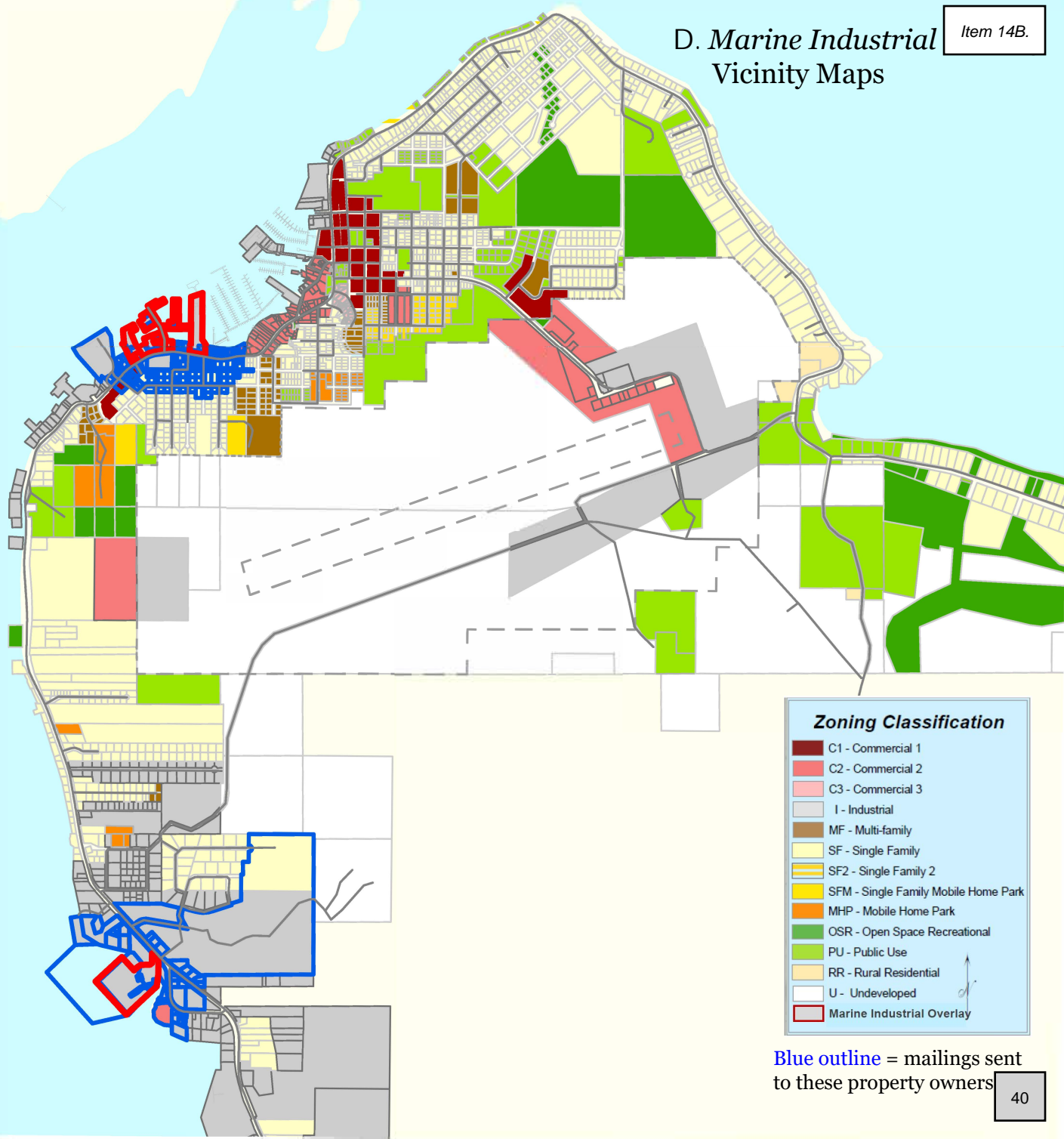
The Petersburg Municipal Code (PMC) provides for an appeal of a Planning Commission decision to the Borough Assembly by the property owner or a governmental agency, or any property owner within 600' of the applicant property and requires that such an appeal be filed within 10 consecutive calendar days 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


D. Marine Industrial Vicinity Maps

Item 14B.



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
- Marine Industrial Overlay



Blue outline = mailings sent to these property owners

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
ALASKA COMMERCIAL ELECTRONICS LLC		PO BOX 1144	PETERSBURG	AK	99833-1144
ALASKA STATE OF		550 W 7TH AVE STE 1050A	ANCHORAGE	AK	99501-3579
ANDERSON AMY E		PO BOX 1781	PETERSBURG	AK	99833-1781
BIRCHELL PROPERTIES LLC		PO BOX 12	PETERSBURG	AK	99833-0012
BOJORQUEZ-FELIX RICARDO		PO BOX 2011	PETERSBURG	AK	99833-2011
BUSCHMANN RONN	BUSCHMANN TINA L	PO BOX 1367	PETERSBURG	AK	99833-1367
CABRAL JAIME K	CABRAL HEIDI E	PO BOX 2087	PETERSBURG	AK	99833-2087
COOK JEROD		PO BOX 1262	PETERSBURG	AK	99833-1262
CRISTINA KARNA	CRISTINA NEIL	19504 SE 324TH ST	KENT	WA	98042
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
EDDY STUART	EDDY KATIE	PO BOX 2085	PETERSBURG	AK	99833-2085
FINNEY BRANNON P		PO BOX 1755	PETERSBURG	AK	99833-1755
FLOYD JIM EDWARD	FLOYD MAUREEN KATHLEEN	PO BOX 281	PETERSBURG	AK	99833-0281
FRENTZ STEPHEN	FRENTZ MELANIE	PO BOX 66	PETERSBURG	AK	99833-0066
GARD TIMOTHY	GARD LISA	21700 WILDFLOWER DR	NEWBERG	OR	97132
GILPIN LEE	GILPIN KATHLEEN	PO BOX 1511	PETERSBURG	AK	99833-1511
HERMOSA HOLDINGS LLC		PO BOX 1393	PETERSBURG	AK	99833-1393
HONMA ALAN I	HONMA MERLITA	PO BOX 29	PETERSBURG	AK	99833-0029
HULEBAK ALICE	HULEBAK ERIK	PO BOX 632	PETERSBURG	AK	99833-0632
ISLAND REFRIGERATION LLC		PO BOX 2185	PETERSBURG	AK	99833-2185
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
LYONS DRAKE		PO BOX 1855	PETERSBURG	AK	99833-1855
MADSEN KENNETH G	MADSEN STACEY R	PO BOX 918	PETERSBURG	AK	99833-0918
MAIN KEVIN		PO BOX 1704	PETERSBURG	AK	99833-1704
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	PO BOX 284	PETERSBURG	AK	99833-0284
NEIDIFFER KIMBERLY		PO BOX 1913	PETERSBURG	AK	99833-1913
NIEMI SAMUEL H	KESO NIEMI SHANNON L	PO BOX 1286	PETERSBURG	AK	99833-1286
NILSEN PETE	NILSEN SYLVIA	PO BOX 427	PETERSBURG	AK	99833-0427
NORDIC HOUSE BED & BREAKFAST INC		PO BOX 469	PETERSBURG	AK	99833-0469
OLSEN OLIVIA J		PO BOX 221	PETERSBURG	AK	99833-0221
ONEIL DENNIS	ONEIL HEATHER	PO BOX 1083	PETERSBURG	AK	99833-1083
OWENS DAVE M	OWENS STEPHANIE L	PO BOX 1853	PETERSBURG	AK	99833-1853
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		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.		PO BOX 690	PETERSBURG	AK	99833-0690
ROSVOLD ERIC		PO BOX 1144	PETERSBURG	AK	99833-1144
ROUNDTREE DANE T		PO BOX 963	PETERSBURG	AK	99833-0963
RUTHERFORD ANDREW		PO BOX 190498	ANCHORAGE	AK	99519-0498
SCRIBNER MARK E	SCRIBNER KARLA	PO BOX 733	PETERSBURG	AK	99833-0733
SEVERSON JODI MARIE	SEVERSON AARON STEWART JEFFREY	PO BOX 507	PETERSBURG	AK	99833-0507
SEVERSON MARK J	SEVERSON KAREN L	PO BOX 1502	PETERSBURG	AK	99833-1502
SHORT BRIDEY L		PO BOX 933	PETERSBURG	AK	99833-0933
SMITH LYNN M		PO BOX 841	PETERSBURG	AK	99833-0841
SMOLAR STEPHEN		PO BOX 906	PETERSBURG	AK	99833-0906
STUEBER NORIE	STUEBER GERALD M JR	PO BOX 102	PETERSBURG	AK	99833-0102
STROMDAHL JAMES	STROMDAHL MARY	PO BOX 1326	PETERSBURG	AK	99833-1326
TAIBER ANTHONY T	TAIBER MOLLY L	PO BOX 1861	PETERSBURG	AK	99833-1861
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		PO BOX 1290	PETERSBURG	AK	99833-1290
US FOREST SERVICE		PO BOX 1328	PETERSBURG	AK	99833-1328
VOLK EDWARD J	VOLK RENEE I	PO BOX 1564	PETERSBURG	AK	99833-1564
WAGEMAKER BRANDON	WAGEMAKER MARIA	PO BOX 1926	PETERSBURG	AK	99833-1926
WEATHERS ANDREA		PO BOX 167	PETERSBURG	AK	99833-0167
WIKAN JOHN B WIKAN SHERI L	WIKAN ENTERPRISES INC	PO BOX 929	PETERSBURG	AK	99833-0929
WORHATCH ERICA		PO BOX 986	PETERSBURG	AK	99833-0986
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 DOT & PF		PO BOX 112505	JUNEAU	AK	99811-2505



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, December 10, 2024

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 Phillip Meeks

ABSENT

Commissioner John Jensen
Commissioner Marietta Davis

3. Acceptance of Agenda

The agenda was accepted as presented.

Motion made by Commissioner Floyd, Seconded by Commissioner Meeks.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd, Commissioner Meeks

4. Approval of Minutes

A. November 12, 2024, Meeting Minutes.

The November 12, 2024, meeting minutes were unanimously approved.

Motion made by Commissioner Floyd, Seconded by Commissioner Meeks.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd, Commissioner Meeks

5. Public Comment

None.

6. Consent Calendar

None.

7. Public Hearing Items

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

Dave Thynes spoke as the surveyor to make himself available for any questions.

Director Liz Cabrera spoke to clarify the final plat and the consolidation of the ROW with their main Lot 1A to make Lot 1AA.

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

- B. Recommendation to the Borough Assembly to rezone Lot 13B, Plat#2008-15 from Rural Residential to Single-Family Residential at 1020 Sandy Beach Rd. (PID: 01-014-700).

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

- C. Recommendation to the Borough Assembly to establish a Marine Industrial Overlay District at the Port Dock area and Scow Bay Turnaround area.

John Wikan spoke to say the zoning is fine the way it is now. Every business is marine related. If you make it strictly marine related, who is to say what is or is not marine related?

Glorianne Wollen, Harbormaster spoke in support of this district and the importance of protecting the waterfront for marine use.

Motion made by Commissioner Floyd, Seconded by Commissioner Meeks.

Commissioner Meeks asked to table this for further discussion.

Commission Chair Fry stated it would be continuing the discussion at the next meeting, not tabling.

Motion made by Commissioner Floyd to postpone and continue the conversation at the January meeting, Seconded by Commissioner Meeks.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd, Commissioner Meeks

7. Non-Agenda Items

- A. Commissioner Comments
None.
- B. Staff Comments

Liz said the next meeting is January 14th and asked the commissioners to notify herself or Anna if they could not attend. Also, at the next meeting we will have the 2025 planning commission calendar.

C. Next Meeting is January 14, 2025, at 12:00pm.

9. Adjournment

The meeting adjourned at 12:20PM.

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



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

**PETERSBURG BOROUGH
RESOLUTION #2025-08**

**A RESOLUTION APPROVING THE REAL PROPERTY IMPROVEMENT
AND CONVEYANCE OF BOROUGH OWNED LAND, DESCRIBED AS
LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 304, AND LOTS 16, 17, 18, 19 AND
20, BLOCK 305, AIRPORT ADDITION SUBDIVISION, ACCORDING TO
PLAT 77-2 RECORDED ON MARCH 1, 1977, SIX (6) OF WHICH WILL
BE CONVEYED TO THE TLINGIT HAIDA REGIONAL HOUSING
AUTHORITY (THRHA) AND FIVE (5) OF WHICH WILL STAY IN
BOROUGH OWNERSHIP, FOR THE PURPOSE OF EXPANDING THE
AIRPORT SUBDIVISION; AND AUTHORIZING THE BOROUGH
MANAGER TO SIGN CONVEYANCE DOCUMENTS**

WHEREAS, the Petersburg Borough owns the following described eleven (11) parcels located within the Airport Addition Subdivision according to Plat 77-2 recorded on March 1, 1977 in the Petersburg Recording District, First Judicial District, State of Alaska:

Lots 1, 2, 3, 4, 5, and 6 Block 304 (Parcel ID #01.005.501, #01.005.503, #01.005.505, #01.005.507, #01.005.509, and #01.005.510)

Lots 16, 17, 18, 19 and 20, Block 305 (Parcel ID #01.005.427, #01.005.428, #01.005.429, #01.005.432, and #01.005.434)

; and

WHEREAS, THRHA requests to enter into a Real Property Improvement and Conveyance Agreement, attached to this Resolution as Exhibit A, to help address the extreme housing shortage in Petersburg and proposes that Lots 4, 5, 6, 18, 19, and 20 of the Airport Addition Subdivision would be conveyed to them upon completion of the infrastructure improvements and acceptance of such improvements by the Borough as outlined in the Agreement; and Lots 1, 2, 3, 16 and 17 would remain in Borough ownership; and

WHEREAS, Petersburg Municipal Code (PMC), Section 16.12.030(A), provides that the Borough may dispose of borough real property for less than the assessed value to a state or federal agency, federally recognized tribe, or nonprofit entity, for considerations determined by the Borough Assembly to be in the best interest of the Borough; and

WHEREAS, the Assembly has determined the parcels named above are not needed for municipal purposes; and

WHEREAS, the additional parcels to be conveyed to the THRHA after installation of improvements have a total land assessed value of 165,000, and PMC Section 16.12.160(C) provides that the disposal of borough property with an assessed value of \$250,000 or less be done by resolution; and

WHEREAS, the Assembly wishes to authorize the Borough Manager to finalize and sign the Real Property Improvement and Conveyance Agreement and any other conveyance documents on behalf of the Petersburg Borough.

THEREFORE, BE IT RESOLVED by the Assembly of the Petersburg Borough, as follows:

Section 1. The Petersburg Borough Assembly hereby authorizes the conveyance of the following parcels by quitclaim deed to the Tlingit Haida Regional Housing Authority (THRHA), subject to all terms and conditions set forth in this Resolution and in the Real Property Improvement and Conveyance Agreement, attached hereto as Exhibit A and incorporated herein by reference.

Lots 4, 5, and 6, Block 304 (Parcel ID #01.005.507, #01.005.509, and #01.005.510); and Lots 18, 19, and 20, Block 305 (Parcel ID #01.005.429, #01.005.432 and #01.005.434), Airport Addition Subdivision, Plat #77-2, Petersburg Recording District, First Judicial District, State of Alaska

Section 2. The Assembly determines that the sale of the parcels is in the best interest of the Borough, and that the parcels are not needed for municipal purposes.

Section 3. Conveyance of the parcels listed above is subject to property improvements, to include road construction and installation of electric, water, sewer and storm drainage utilities, completed by THRHA to Borough standards and accepted by the Borough upon completion of the work as set out in the attached Real Property Improvement and Conveyance Agreement.

Section 4. The Borough Manager is hereby authorized to execute all deeds, agreements or other documents necessary to complete the conveyance transaction authorized under this Resolution.

PASSED and APPROVED by the Assembly of the Petersburg Borough, Alaska this 21st day of April, 2025.

Mark Jensen, Mayor

ATTEST:

Rebecca Regula, Borough Clerk

ADDENDUM NO. 1 TO
REAL PROPERTY IMPROVEMENT AND CONVEYANCE AGREEMENT

This Addendum No. 1 to the Real Property Improvement and Conveyance Agreement ("this Addendum") is made by and between the Petersburg Borough, PO Box 329, Petersburg, Alaska 99833 (the "Borough") and Tlingit-Haida Regional Housing Authority, 5446 Jenkins Drive, Juneau, Alaska 99801 ("THRHA"), collectively referenced herein as "the Parties". This Addendum shall be effective upon the date of the last signature below ("the Effective Date").

On January 7, 2025, the Parties entered into a Real Property Improvement and Conveyance Agreement ("the Agreement"), a copy of which is attached hereto, under which THRHA agreed to construct and install certain improvements, including roads and utilities, to eleven (11) parcels owned by the Borough and located within the Airport Addition Subdivision, Plat No. 77-2, recorded on March 1, 1977 in the Petersburg Recording District, First Judicial District, State of Alaska, in return for receiving ownership of seven (7) of those lots.

Since that date, THRHA has now received additional funding and would like to amend the Agreement to extend those planned improvements to an additional eleven (11) lots within the Subdivision, in return for receiving ownership of six (6) of those additional lots, bringing the total lots covered by the Agreement to twenty-two (22). Said extension and amendment is agreeable to the Borough.

Accordingly, the Parties agree to amend the Agreement as follows:

I. Paragraph A is deleted in its entirety and replaced with the following:

A. The Borough, as successor-in-interest to the City of Petersburg, is the owner of the following described twenty-two (22) parcels (collectively, "the Lots"), located within the Airport Addition Subdivision, according to Plat 77-2, recorded on March 1, 1977 in the Petersburg Recording District, First Judicial District, State of Alaska (the "Subdivision"):

Lots 25 and 26, Block 302

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10, Block 304; and

Lots 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20, Block 305

II. Paragraph D is deleted in its entirety and replaced with the following:

D. The improvements would consist of road construction of 14th Street, from the corner of 14th Street and Goja Street north to Fram Street, and then construction of Fram Street to the west, through and including Lot 1, Block 304 to the south and Lot 20, Block 305 to the north, and installation of electric, water, sewer and storm drainage utilities along the same route, as

more specifically described in paragraph 2 below (cumulatively, "the Improvements" or "the Lot Improvements").

III. Paragraph F is deleted in its entirety and replaced with the following:

F. The cost of design, engineering, construction and installation of the Improvements to the Lots (including all required inspections) is estimated to be Two Million Seven Hundred Thousand Dollars (\$2,700,000), or approximately One Hundred Twenty Two Thousand, Seven Hundred and Twenty Seven Dollars (\$122,727) per Lot, and THRHA would bear One Hundred Percent (100%) of that cost, including the cost of any necessary permitting or regulatory approval.

IV. Paragraph G is deleted in its entirety and replaced with the following:

G. The design and engineering of the Improvements is anticipated to commence immediately upon the Effective Date, and construction and installation is estimated to be completed on or before December 31, 2026.

V. Paragraph H is deleted in its entirety and replaced with the following:

H. In return for constructing and installing the Improvements, and bearing the entirety of the cost of that construction and installation of the Improvements, and only upon completion of the Improvements, THRHA would receive title to the following thirteen (13) lots:

Lots 25 and 26, Block 302

Lots 4, 5, 6, 7, 8 and 9, Block 304; and

Lots 11, 15, 18, 19 and 20, Block 305 ("the THRHA Lots").

The Assembly has determined that none of the THRHA Lots are required for municipal purposes.

VI. Paragraph I is deleted in its entirety and replaced with the following:

I. The remaining nine (9) lots (Lots 1, 2, 3, and 10, Block 304; and Lots 12, 13, 14, 16, and 17, Block 305) will be retained by the Borough ("the Borough Lots").

VII. Paragraph J is deleted in its entirety and replaced with the following:

J. The 2024 assessed value of each of the THRHA Lots is Twenty Eight Thousand Dollars (\$28,000), for a total assessed value of the THRHA Lots of Three Hundred Sixty Four Thousand Dollars (\$364,000).

VIII. Paragraph K is deleted in its entirety and replaced with the following:

K. The construction and installation of Improvements to the Lots would be of substantial benefit to the community of Petersburg, which is currently experiencing a severe shortage of available housing, including available parcels of land with established available access to borough utilities. The cost of the road and utility installation to the Borough Lots, being paid in full by THRHA, would equal One Million, One Hundred Four Thousand Five Hundred Forty Three Dollars (\$1,104,543) (\$122,727 x 9))

IX. Paragraph 2(h) is deleted in its entirety and replaced with the following:

h. The Lot Improvements shall be completed by THRHA, and accepted by the Borough, by no later than December 31, 2026. The parties may mutually agree, in writing, to extend this deadline.

X. The persons executing this Addendum represent and warrant that each is authorized to execute and enter into this Addendum on behalf of the party for whom s/he has signed and that this Addendum is binding on such party without further action or approval.

XI. This Addendum may be executed by and exchanged between the Parties hereto by email/facsimile and in counterparts, each of which shall be an original and all of which together shall constitute one and the same instrument.

XII. All other terms and provisions of the Agreement remain in full force and effect.

IN WITNESS WHEREOF the parties have hereunto executed this Addendum.

Petersburg Borough:

Tlingit-Haida Regional Housing Authority:

By: Stephen Giesbrecht
Its: Borough Manager
Dated: April _____, 2025

By: Jacqueline Pata
Its: President & CEO
Dated: April _____, 2025

**PETERSBURG BOROUGH
RESOLUTION #2025-03 (Amended)**

**A RESOLUTION AUTHORIZING TEMPORARY LEASE OF BOROUGH OWNED TIDELANDS AT
THE SCOW BAY TURNAROUND TO ANDREW RUTHERFORD**

WHEREAS, Andrew Rutherford filed an application to temporarily lease 5,000 square feet of Borough-owned tidelands located at the Scow Bay Turnaround for demolition and rebuild of a floating airplane hangar; and

WHEREAS, the subject airplane hangar currently resides at the seaplane base located north of Petersburg's Port Dock and is in compromised condition and in danger of sinking; and

WHEREAS, Petersburg Municipal Code (PMC) Section 16.16.090 states the Assembly may, by resolution, authorize permits to applicants for the temporary use of tidelands and/or submerged lands, for any purpose compatible with the land use classification, and on terms and conditions as the Assembly shall determine; and

WHEREAS, the Borough is currently undertaking pre-construction activities for a major development project at the Turnaround site which will go out to bid in early 2026; and

WHEREAS, on February 11, 2025, a duly noticed public hearing was held by the Petersburg Borough Planning Commission on the application; and

WHEREAS, the Planning Commission considered and reviewed applicant materials and staff comments, and made recommendation to the Assembly to authorize the temporary lease with the following conditions:

1. Temporary lease shall terminate no later than June 30, 2025.
2. Prior to permit to lease being issued, the applicant shall provide to the Borough:
 - 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 40' 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 Department to discuss materials to be accepted.
 - d. Cost estimate for demolition and disposal from a licensed contractor. The Borough will require a performance bond in this amount in the event of default and the Borough is required to clean-up and dispose of materials.

; and

WHEREAS, the project timeline showing completion before June 30, 2025, the exact project location at the Turnaround, the plan to ensure concrete ramp and easement are open to the public at all times, and the method for control and clean-up of all hangar materials shall be approved by the Community Development Director and the Harbormaster prior to the issue of a temporary lease permit; and

WHEREAS, proof that the applicant has discussed what demolished materials from the airplane float are acceptable to the Sanitation Department for disposal, a written cost estimate for demolition and disposal of

the airplane float from a licensed contractor, and proof of a performance bond in the estimated dollar amount for demolition and disposal shall be approved by the Borough Manager's office prior to the issue of a temporary lease permit.

THEREFORE, BE IT RESOLVED that the Petersburg Borough Assembly authorizes the temporary lease of Borough-owned land at the Scow Bay Turnaround to Andrew Rutherford to demolish and rebuild a floating airplane hangar, with the following conditions:

1. Temporary lease shall terminate no later than June 30, 2025.
2. Prior to permit to lease being issued, the applicant shall provide to the Borough:
 - a. Timeline demonstrating project will be completed and the property cleaned and returned to original state by June 30, 2025. Timeline shall be approved by the Community Development Director and the Harbormaster.
 - b. Plan to ensure concrete ramp and 40' easement are open to the public. Plan shall be approved by the Community Development Director and the Harbormaster.
 - c. Method for control and clean-up of all hangar materials, especially foam billets. Method shall be approved by the Community Development Director and the Harbormaster. Proof that the applicant has contacted the Sanitation Department to discuss materials to be accepted shall be provided to the Borough Manager.
 - d. Cost estimate for demolition and disposal from a licensed contractor. The Borough will require a performance bond in this amount in the event of default and the Borough is required to clean-up and dispose of materials. The cost estimate for demolition and disposal of the airplane float and a performance bond for the estimated dollar amount of demolition and disposal shall be provided to the Borough Manager.

BE IT FURTHER RESOLVED that the assessed value of tideland property at the Scow Bay Turnaround is currently \$5.48 per square foot, for a total assessed value for 5,000 square feet of \$27,400. Per PMC Section 16.16.050A, the annual rental rate shall be no less than 10% of the assessed value, or \$2,740. The annual rental rate shall be prorated to reflect actual land use time.


PASSED AND APPROVED by the Petersburg Borough Assembly, Petersburg, Alaska this 21st day of April, 2025.

Mark Jensen, Mayor

ATTEST:

Rebecca Regula, Borough Deputy Clerk

MEMORANDUM

TO: MAYOR JENSEN AND BOROUGH ASSEMBLY
FROM: KARL HAGERMAN, UTILITY DIRECTOR 
SUBJECT: REQUEST FOR APPLICATION OF A FUEL ADJUSTMENT CHARGE
DATE: 4/18/2025
CC: STEVE GIESBRECHT, BOROUGH MANAGER

Per the Municipal Code, Chapter 14.16.720, titled Rates – Fuel and Purchased Power Adjustment Charge, the Assembly has the discretion to implement a fuel adjustment to all kilowatt hours sold in the billing period that also includes the annual SEAPA maintenance shutdown and the resulting 10-day diesel plant run by the utility.

With this memorandum, I am requesting that the Assembly consider implementing the codified rate adjustment for the billing period between May 27th and June 27th of 2025. The adjustment was approved in the last 3 years to recoup fuel costs above \$2.40 per gallon (the price noted in the code) for the annual SEAPA maintenance shutdown. With fuel costs continuing to be significant, the utility would appreciate the Assembly's support. The SEAPA maintenance period is tentatively scheduled for June 10 – June 19 this year.

As specified in the municipal code, the adjustment would take fuel burn expenses above \$2.40 per gallon and spread out those costs to all kilowatt hours sold during the affected billing period. If fuel is not above \$2.40, there is no adjustment. Pricing as of the writing of this memo is \$3.87 per gallon.

As an example of potential adjustment per kwh, a hypothetical scenario is presented below, with estimated generation levels and current pricing for fuel. Actual fuel prices at the time of the diesel run and generation data would be used to calculate the final billing adjustment for 2025.

$$\text{Fuel Adjustment} = (F-240)/13.5 \times D/G$$

F = Cost in cent/gal of current fuel price = 387 (price as of 4/2/2025)

D= kwh generated during prior month by diesel plant = 484,200 (diesels estimated kWh)

G = Total generation during prior month, in kwh = 3,302,220(June 2024)

$$\text{Adjustment} = (387-240)/13.5 \times (484,200 / 3,302,220) = 1.6 \text{ cents/kwh}$$

In this hypothetical scenario, the utility would be seeking to recover \$57,371.01 in unanticipated fuel costs and a customer that used 1,000 kwh in the billing period would see an adjustment of \$16.00 added to their bill.

If approved, the utility will begin a public information campaign to make our customers aware of the power adjustment and the billing period in which it will be applied. Conservation of power at households and businesses during the subject billing period will lessen the amount of power generation and fuel usage during the shutdown, but also the total amount of usage by the community that is factored into the adjustment formula. Concerted conservation efforts will help every customer to lessen the impacts of the adjustment.

Thank you for your consideration.

Planning Commission Report & Findings of Fact

Meeting Date: April 8, 2025

APPLICANT/AGENT:

Nordic Real Estate LLC
Sarah & Randal Holmgren

OWNER(S), IF DIFFERENT:

Petersburg Borough

LEGAL DESCRIPTION:

Lot 4A, Skylark II Sub
Plat 90-14

LOT AREA:

4,332 sq ft

LOCATION:

1107 S Nordic Dr

SURROUNDING ZONING:

North: Industrial
South: Single Family
East: Commercial-1
West: Commercial-1

ZONING:

Commercial 1

PID:

01-010-737

APPLICATION SUBMISSION DATE:

1/28/2025

RECOMMENDATION:

Approve with conditions

I. APPLICANT REQUEST: The applicant has requested to lease borough-owned property at 1107 S. Nordic Drive.

II. APPLICABLE CODE:

16.12 Acquisition and Disposal of Borough Land

III. FINDINGS:

- a. The proposed lease parcel is located at 1107 S Nordic Dr.
- b. The borough has no public purpose need for the subject property.
- c. The parcel is small and development potential is limited.
- d. The property is zoned Commercial 1, which is consistent with the proposed use.
- e. Applicant is seeking to lease the property to improve access to their building on their adjacent property.

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 lease borough-owned property.
- b. Criteria –

Planning Commission Staff Report & Findings of Fact

Meeting Date: April 8, 2025

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

The Planning Commission recommends the borough assembly to approve a lease of borough-owned property. Approved 4-0.

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

1. Subject property is zoned as required by code.
2. Subject property is small and would be difficult to develop on its own.
3. The parcel is not needed for any public purpose.
4. The applicant's intended use supports the goal of providing safe, quality rental housing for borough residents.

EXHIBITS

- A. Applicant materials
- B. Vicinity & Detail Maps
- C. Public Hearing Mailout
- D. Draft meeting minutes



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>1/28/25</u>

Date: 1/27/2025

This is a request for land disposal via:

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

Parcel ID #(s) of Subject Property:
01-010-737

Proposed term of lease: 5yr. term with 3
(total years) (5yr. options to renew)

Legal Description(s) of Property:
Lot 4A, Skylark II Subdivision,
Plat 90-14

Current Zoning of Property:
Commercial I

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: Nordic Real Estate LLC

Applicant Mailing Address: PO Box 1975
Petersburg, AK 99833

Applicant Contact Info: Sarah Holmgren Randal Holmgren
(telephone and email) 518-0718 518-1774
spholmgren@gmail.com reholmgren@yahoo.com

1. Size of Area requested (identify the minimum area necessary in square feet): 4,332

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

If applicant is applying to purchase property under PMC 16.12.030 for a public benefit purpose, the application must include, at a minimum, the following:

- a) a conceptual plan;
- b) a financial plan; and
- c) a development timeline

3. Narrative on use of property: Explain proposed use of land and when use is expected to begin and end. Include any planned new construction or renovation, including time-frame when construction or renovation will be completed and type of materials to be used. Provide the estimated dollar value of proposed improvements. Explain the value of the proposal to the economy of the borough and any other information you feel should be considered. (attached additional sheet if necessary)

See attached explanation.

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

Dean: Elena Roundtree, 1109 S. Nordic Hermosa Holdings LLC, 1103 S. Nordic
M: K Schwartz AK Trust, 1111 S. Nordic The Mill Inc 504 Wesley
LIV Perschen, 1106 S. Nordic Petersburg Borough, 1104 Odin

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)

Permit to install driveway/alley

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

A. Name, address and place of incorporation: Nordic Real Estate LLC
PO Box 1975, Petersburg, AK 99833
24 Halvay Lane, Petersburg, AK 99833

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

Name and address of registered agent: Sarah Holmgren, PO Box 1975
Petersburg, AK 99833

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

I believe there is not a downside. Access to Lot 4A
will allow the property at 1105 to be updated and
improved. I think we can all agree it is time for a
face lift and will only improve the neighborhood.

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

Chapter 3 Land Use + Environment - "encourage high quality
buildings". Chapter 4 "Housing". With the renovations
planned the value and desirability of the property will
increase which also leads to more housing.

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: See attached comments from Community Development,
Power & Light and Public Works.

Signature of Department Commenter

Department Comments: _____

Signature of Department Commenter

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.

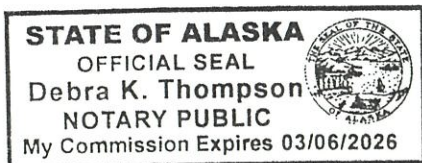
I hereby certify that I have received and reviewed a copy of Petersburg Municipal Code Chapters 16.12 and 16.16 (as they may pertain to my particular application) and understand the Code requirements. I further certify I am authorized to sign this application on behalf of the applicant.

Please sign application in the presence of a Notary Public.

Sarah Holmgren
Applicant/Applicant's Representative Signature

Sarah Holmgren
Printed Name

Subscribed and sworn to by *Sarah Holmgren*, who personally appeared
before me this *28th* day of *January*, 20*25*.



Debra K. Thompson
Notary Public in and for the State of Alaska.
My Commission Expires: *3/6/2026*

Attachment 3.

We would like to create an alleyway or driveway on 1107 S Nordic, Lot 4A, to provide better access for maintaining our building located at 1105 S Nordic Drive. Once the driveway is created, we intend to use it immediately to continue the repairs at 1105 S Nordic. We plan to use it indefinitely for access to the south side of 1105 S Nordic for continued ongoing maintenance. In addition, if the driveway is made wide enough it could provide full access to the back of the building, which makes it easier to maintain and stay up to date on any needed repairs. Some tree removal will be necessary to since clearing the land to make the driveway may cause some of them to be unstable.

Reid Brothers has provided an estimate of \$47,000. Additional funds will need to be spent to remove any trees that are unstable or pose a hazard. That will be determined closer to the commencement of the work.

If approved, we anticipate the work to be done this spring/summer, 2025.

As we are all aware, there is a shortage of housing. We purchased The Narrows to renovate it and provide updated, safe, clean, housing in the community. It will be exceedingly difficult to proceed with the planned repairs if access to the south side is difficult, which it is at this time. The clearing of Lot 4A or a portion of it would allow safer easier access for the contractors and help us maintain the property more effectively in the future. In addition, large tree branches that are on Lot 4A hang over the roof onto the building dropping debris and contributing to the degradation of the roof and thereby shortening its life span and costing us more money as the roof will then need to be replaced sooner than expected if current conditions remain. Tree removal will also permit substantially more light and airflow on the south side and keep the area dry in our very wet climate.

The planned repairs will increase the value of 1105 S Nordic and in turn provide more tax revenue for the Borough. The repairs will also increase housing opportunities in Petersburg reducing the pressure on an already very tight rental market which encourages residents to stay and potential residents housing options. If it is easier to access all sides of the building it makes the repairs go faster and smoother, allowing us to maintain the property more easily after the improvements have been completed.

Our goal is to revitalize the property and provide additional safe, clean, inviting housing in the community, a more aesthetically pleasing property, and improve the neighborhood overall.

Debra Thompson

From: Liz Cabrera
Sent: Wednesday, February 12, 2025 12:17 PM
To: Debra Thompson
Subject: Re: Nordic Real Estate LLC Lease Application

Community Development has no need for the subject parcel for a public purpose.

From: Debra Thompson
Sent: Monday, February 3, 2025 3:59 PM
To: Liz Cabrera; Chris Cotta; Karl Hagerman; Stephen Giesbrecht
Subject: Nordic Real Estate LLC Lease Application

All,

Please see the lease application, attached. Please let me know if your department(s) need the subject parcel for a public purpose (PID #01-010-737, Lot 4A, Skylark II Subdivision, Plat 90-14).

Thank you,
Debbie

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

Petersburg Borough
907-772-5405



Debra Thompson

From: Kevin Hess
Sent: Wednesday, February 5, 2025 2:11 PM
To: Debra Thompson
Cc: Karl Hagerman; Sarah O'Brocta; Stephen Giesbrecht
Subject: RE: Nordic Real Estate LLC Lease Application

Debra,

Currently PMPL has a service pole that is set on this property; it is approximately 100 feet from the property line on S. Nordic. This service pole provides power to the residences of Dean Roundtree at 1109 S. Nordic and Mike Schwartz at 1111 S. Nordic. A power line easement would need to be set in place for these residences. Also, if a road were to be built, depending on the location of the road and the depth of the excavation, the pole may need to be moved and set deeper into the ground. This cost would need to be paid for by the Lessee. If you have any questions, please let me know.

Thanks

Kevin

From: Stephen Giesbrecht <sgiesbrecht@petersburgak.gov>
Sent: Tuesday, February 4, 2025 1:35 PM
To: Kevin Hess <khess@petersburgak.gov>
Cc: Karl Hagerman <khagerman@petersburgak.gov>; Sarah O'Brocta <sobrocta@petersburgak.gov>
Subject: FW: Nordic Real Estate LLC Lease Application

Kevin, take a look and let Debbie know if PMPL has any concerns with this lease application.

thanks

From: Debra Thompson <dthompson@petersburgak.gov>
Sent: Monday, February 3, 2025 4:00 PM
To: Liz Cabrera <lcabrera@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>; Karl Hagerman <khagerman@petersburgak.gov>; Stephen Giesbrecht <sgiesbrecht@petersburgak.gov>
Subject: Nordic Real Estate LLC Lease Application

All,

Please see the lease application, attached. Please let me know if your department(s) need the subject parcel for a public purpose (PID #01-010-737, Lot 4A, Skylark II Subdivision, Plat 90-14).

Thank you,
 Debbie

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

Debra Thompson

From: Chris Cotta
Sent: Thursday, February 20, 2025 2:08 PM
To: Debra Thompson
Subject: RE: Nordic Real Estate LLC Lease Application

Debbie,

Sorry for the delay – I did need to talk with some of my crew about that area which took a few days to catch up with everybody. Public Works has no need for the subject property.

Thanks,
 Chris

From: Debra Thompson <dthompson@petersburgak.gov>
Sent: Thursday, February 20, 2025 1:09 PM
To: Chris Cotta <ccotta@petersburgak.gov>
Subject: FW: Nordic Real Estate LLC Lease Application

Hi Chris,

I don't find that I received a reply from you regarding the attached lease application.

Thank you,
 Debbie

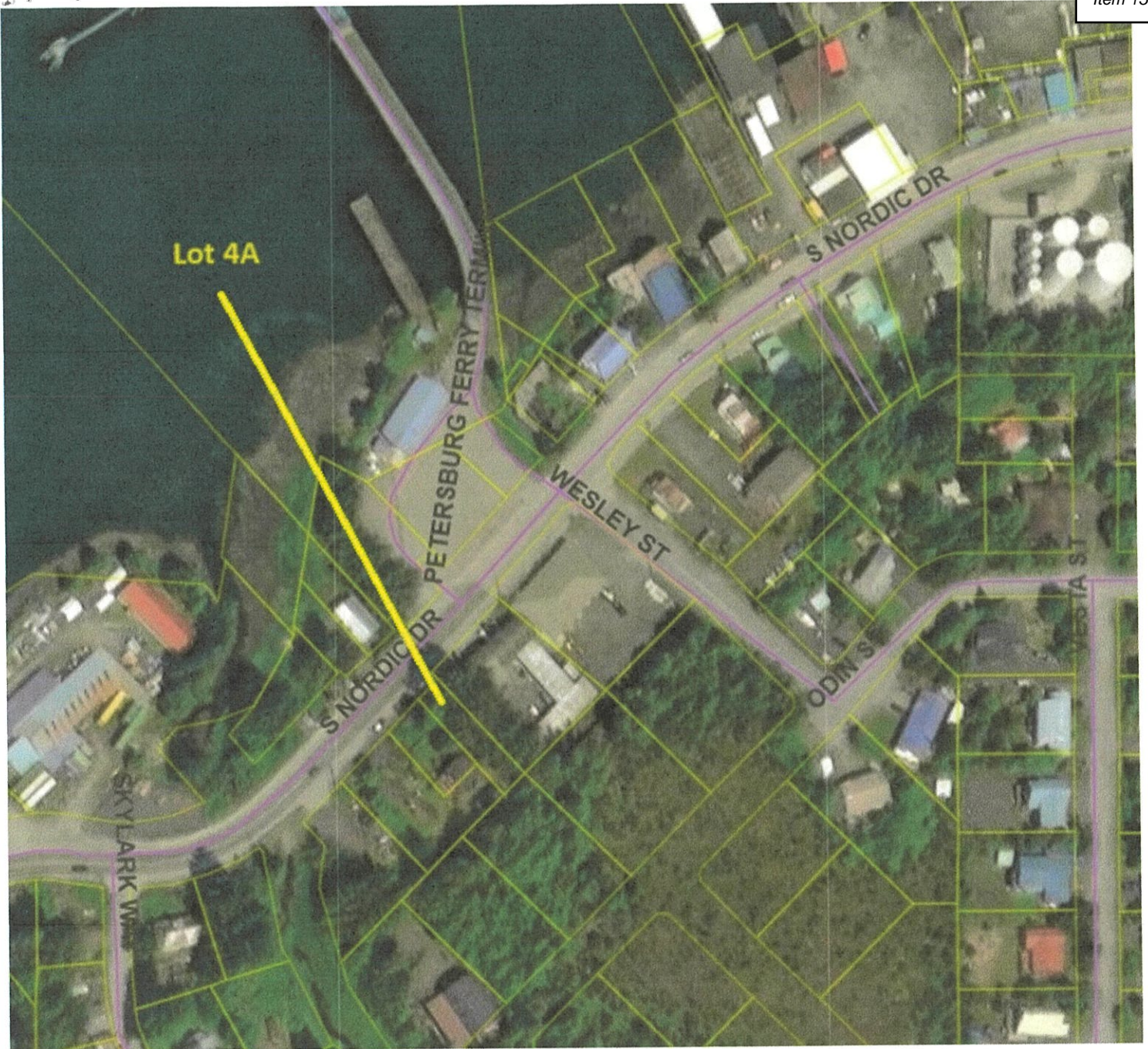
Debra K. Thompson, CMC
 Borough Clerk/Human Resources Director

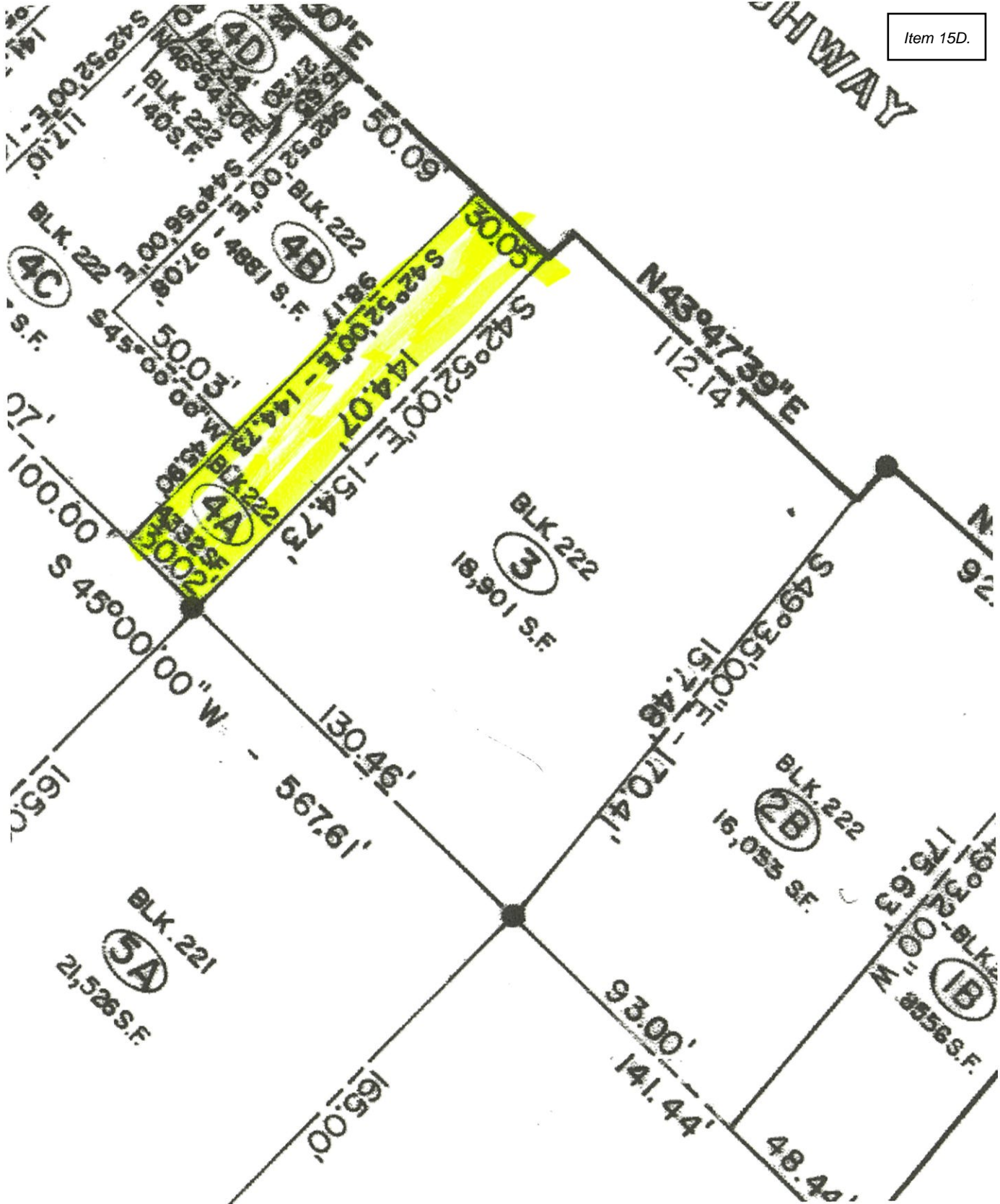
Petersburg Borough
 907-772-5405



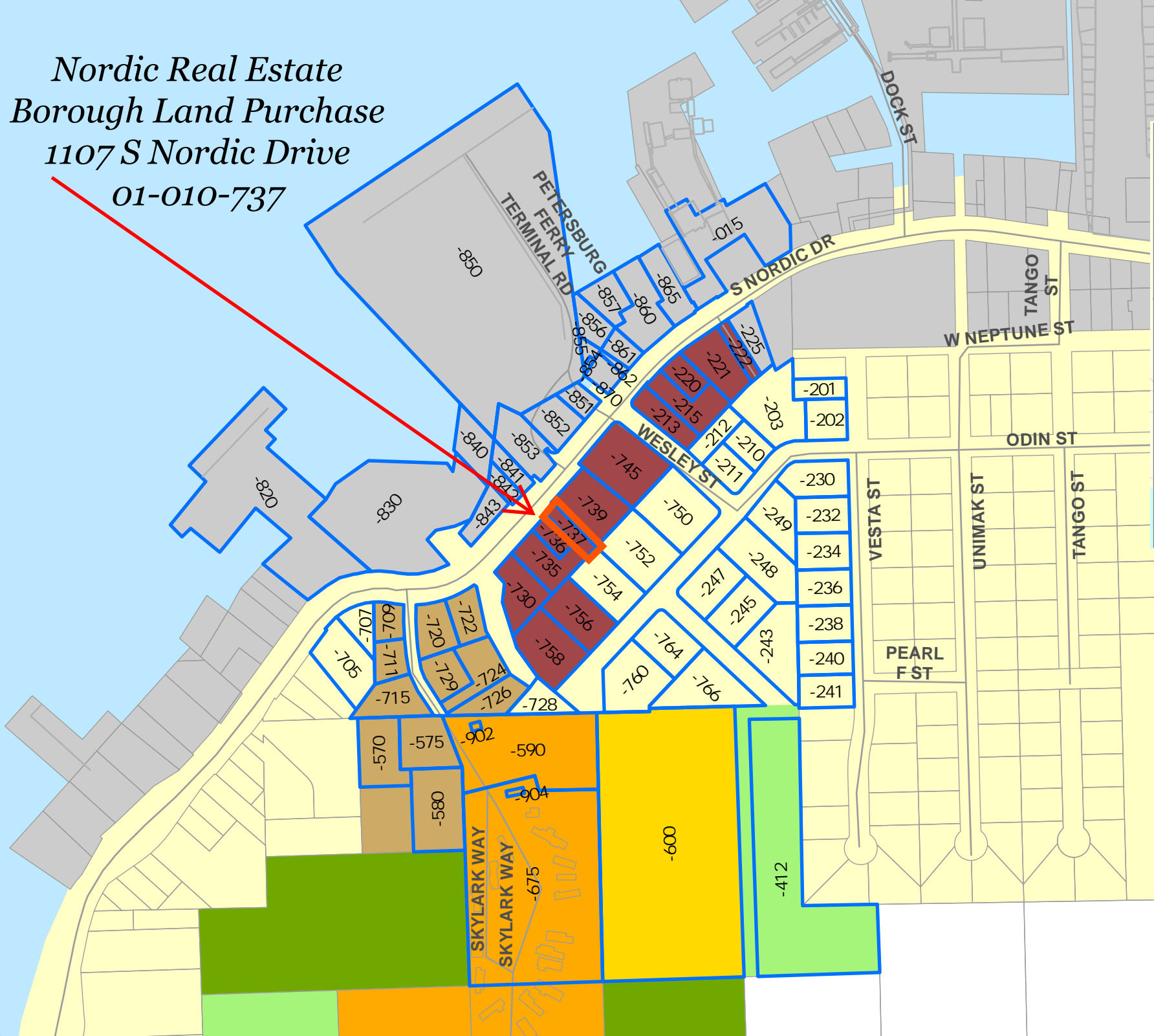
From: Debra Thompson
Sent: Monday, February 3, 2025 4:00 PM
To: Liz Cabrera <lcabrera@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>; Karl Hagerman <khagerman@petersburgak.gov>; Stephen Giesbrecht <sgiesbrecht@petersburgak.gov>
Subject: Nordic Real Estate LLC Lease Application

All,





Nordic Real Estate
Borough Land Purchase
1107 S Nordic Drive
01-010-737



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



March 18, 2025

**HOLMGRAIN RANDAL E HOLMGRAIN SARAH
PO BOX 1975
PETERSBURG, AK 99833-1975**

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 Nordic Real Estate LLC to lease borough-owned property at 1107 S NORDIC DR (PID: 01-010-737).

The public hearing and consideration of the application will be held:	Tuesday, April 8th, 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
DONALD SPERL		PO BOX 1407	PETERSBURG	AK	99833-1407
NORDIC REAL ESTATE LLC		PO BOX 1975	PETERSBURG	AK	99833-1975
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		8010 BLAIR MILL WAY APT 98	SILVER SPRING	MO	20928-6642
BERTAGNOLI JOE		PO BOX 481	PETERSBURG	AK	99833-0481
CANGIALOSI SALVATORE A		PO BOX 1414	PETERSBURG	AK	99833-1414
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
EC PHILLIPS AND SONS INC		PO BOX 209	PETERSBURG	AK	99833-209
ELLIS MARY ANNE		PO BOX 472	PETERSBURG	AK	99833-0472
GANSKE MORRILL ELLEN M		112 BLACK POWDER CIR	FOLSOM	CA	95630
GARD TIMOTHY	GARD LISA	21700 WILDFLOWER DR	NEWBERG	OR	97132
GRANBERG LOREEN		PO BOX 2002	PETERSBURG	AK	99833-2002
HERMOSA HOLDINGS LLC		PO BOX 1393	PETERSBURG	AK	99833-1393
HOLMGRAIN RANDAL E	HOLMGRAIN SARAH	PO BOX 1975	PETERSBURG	AK	99833-1975
LITSHEIM PETER	LITSHEIM THERESA	PO BOX 856	PETERSBURG	AK	99833-0856
LYNN CYNTHIA E		PO BOX 1758	PETERSBURG	AK	99833-1758
LYONS HEIDI PERSCHON LIV	ONEIL HEATHER	PO BOX 527	PETERSBURG	AK	99833-0527
LYONS JACK C	LYONS HEIDI	PO BOX 527	PETERSBURG	AK	99833-0527
M&K SCHWARTZ AK TRUST		PO BOX 434	PETERSBURG	AK	99833-0434
MAROHL AARON		PO BOX 255	PETERSBURG	AK	99833-0255
MARSH KIRT	MARSH DONNA	PO BOX 1421	PETERSBURG	AK	99833-1421
MATTINGLY DARBY	MATTINGLY NICHOLE	PO BOX 783	PETERSBURG	AK	99833-0783
MORRIS CHRISTINA		709 95TH DR SE	LAKE STEVENS	WA	98258-3929
MURDOCK WILLIAM CHARLES	MURDOCK EILEEN ROSE	PO BOX 850	PETERSBURG	AK	99833-0850
NEWMAN TANGI L		PO BOX 476	PETERSBURG	AK	99833-0476
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
PISTON AND RUDDER SERVICE INC		PO BOX 1308	PETERSBURG	AK	99833-1308
RENO SEAIRA	SCHONBERG FRANZ	PO BOX 1434	PETERSBURG	AK	99833-1434
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
STROMDAHL JAMES	STROMDAHL MARY	PO BOX 1326	PETERSBURG	AK	99833-1326
TANGATAILOA STACIE		400 NE 153RD 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 & ALICE H		PO BOX 2100	PETERSBURG	AK	99833-2100
REGULA RANDY R & REBECCA A		PO BOX 1687	PETERSBURG	AK	99833-1687

DRAFT

Item 15D.



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, April 08, 2025

12:00 PM

Assembly Chambers

1. Call to Order

The meeting was called to order at 12:01PM.

2. Roll Call

PRESENT

Commission Chair Chris Fry
Commissioner Jim Floyd
Commissioner John Jensen
Commissioner Donald Sperl

ABSENT

Commission Vice-Chair Heather O'Neil
Commissioner Marietta Davis
Commissioner Phillip Meeks

3. Acceptance of Agenda

Director Liz Cabrera made an amendment to the agenda to postpone public hearing items A. and D. Public hearing item A. the applicant has requested to postpone until next month. Public hearing item D. had a clerical error on the mail merge, it will be redone and be on the agenda next month.

Motion made by Commissioner Floyd as amended, Seconded by Commissioner Sperl.

Voting Yea: Commission Chair Fry, Commissioner Floyd, Commissioner Jensen,
Commissioner Sperl

4. Approval of Minutes

A. March 11, 2025, meeting minutes.

The March 11, 2025, meeting minutes were unanimously approved.

Motion made by Commissioner Jensen, Seconded by Commissioner Floyd.

Voting Yea: Commission Chair Fry, Commissioner Floyd, Commissioner Jensen,
Commissioner Sperl

5. Public Comments

None

6. Consent Calendar

None

7. Public Hearing Items

- A. Consideration of a request from the Central Council of the Tlingit Haida Tribes of Alaska to initiate an amendment to Chapter 19.16.040 allowing communications, radio, or television transmitters or towers in Rural Residential Districts by Conditional Use.

Postponed

- B. Recommendation to the Borough Assembly regarding an application from Nordic Real Estate LLC to lease borough-owned property at 1107 S NORDIC DR (PID: 01-010-737).

Sarah Holmgrain with Nordic Real Estate LLC spoke, she and her husband Randy both own the LLC. They purchased the Narrows apartments in January of this year. Sarah explained how the building needs foundation work and the lot line is close to the property. For the contractor to be able to get back there sufficiently as well as future maintenance, they are asking to lease borough property to build in a driveway. Pictures were shown of the area, the property markers as well as a danger tree that is leaning towards the Narrows apartment building.

Mike Schwartz spoke on his own behalf he owns the property with the tiny house that is towards the back of the proposed leased lot. He has concerns that the whole 30-foot width is not needed for access. Taking 30 feet which is M Street, normal protocol for vacating a street is giving the property owner on either side an option to purchase half of the street. The Roundtree's have their walkway and structure on the south side. It would all need to be removed if she took the whole 30 feet. There is a drop-off at the back, it's about 9 feet straight down, taking 30 feet would be about 5 feet from the back of the house. A fence would be needed for safety.

Sarah Holmgrain with Nordic Real Estate LLC spoke to clarify that it is not a roadway it's a platted piece of land. She has already spoken to the Roundtree's regarding how far over the road would go and has no problem with them using the walkway while the property is leased but when it is time for the walkway to be replaced, she would ask that they rebuilt it on their own property.

Dean Roundtree spoke on behalf of himself, he owns the home just south of the property in question. The sidewalk and shed has been on the property since the 60's. and if it comes available to buy part of that property in the future he would be interested.

Motion made by Commissioner Floyd, Seconded by Commissioner Jensen.

Commissioner Floyd commented that he appreciates the efforts they are doing to improve the Narrows.

Commissioner Jensen concurred with Commissioner Floyd it's going to be a nice improvement.

Commission Chair Fry spoke regarding the danger tree on the property, and it will be good to have that taken care of.

Commissioner Sperl feels there is a good way to compromise with neighbors, he didn't hear anything that couldn't get worked through.

Director Cabrera commented regarding the proposed leased parcel, it is not a ROW, the ROW was vacated many years ago. This parcel is a remanent piece of that vacation.

Voting Yea: Commission Chair Fry, Commissioner Floyd, Commissioner Jensen, Commissioner Sperl

- C. Consideration of an application from Island Refrigeration for a minor subdivision at 110 and 107A DOCK ST (PID: 01-008-242 and 01-010-035).

Administrative assistant Anna Caulum made an amendment to the staff report on page 38 under section I. Applicant Request: The applicant is requesting a minor subdivision to subdivide two parcels into four.

Director Cabrera explained the subdivision, the extension of the access easement to so that each of the four lots will have access.

Motion made by Commissioner Floyd as amended, Seconded by Commissioner Jensen.

Voting Yea: Commission Chair Fry, Commissioner Floyd, Commissioner Jensen, Commissioner Sperl

- D. Recommendation to the Borough Assembly regarding an application to rezone borough-owned property from Rural Residential to Single-family Residential at 1020 SANDY BEACH RD (PID: 01-014-010).

Postponed

8. Non-Agenda Items

- A. Commissioner Comments

None

- B. Staff Comments

Director Cabrera mentioned there are agenda items for next month.

- C. Next Meeting is May 13, 2025, at 12:00pm

9. Adjournment

The meeting adjourned at 12:30PM.

Motion made by Commissioner Jensen, Seconded by Commissioner Sperl.
Voting Yea: Commission Chair Fry, Commissioner Floyd, Commissioner Jensen,
Commissioner Sperl

Planning Commission Report

Meeting Date: March 11, 2025

APPLICANT/AGENT:

Greg & Heidi Johnson

OWNER(S), IF DIFFERENT:

Petersburg Borough

LEGAL DESCRIPTION:

Lots 6-10, Block 255, Northeast
Lots 2-5, Scenic View (unrecorded
subdivision)

LOT AREA:

Lots 6-7 – 7,500 sf
Lots 8-10 – 10,000 sf
Lots 2-5 – 9,000 sf

LOCATION:

See attached map.

SURROUNDING ZONING:

Northeast Subdivision
North: Single Family
South: Public Use
East: Public Use
West: Single Family

ZONING:

Single Family Residential
Public Use

PID:

01-002-558, 559, 560, 562, 564
no PID's assigned to Lots 2-5

Scenic View Lots

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

APPLICATION SUBMISSION DATE:

January 9, 2025

I. APPLICANT REQUEST: The applicant has requested purchase of 9 borough-owned lots.

II. APPLICABLE CODE:

16.12 ACQUISITION OR DISPOSAL OF BOROUGH PROPERTY

III. FINDINGS:

1. The subject property consists of a total of 9 lots: 5 lots of the Northeast Subdivision, and 4 parcels from the unrecorded Scenic View Subdivision.
2. The area is undeveloped, though there is a well-established residential neighborhood directly adjacent to the lots to the east on Lake St.
3. Subject properties are zoned single-family residential and public use.
4. Lots 6 and 7, Northeast Subdivision are substandard at only 7,500 sf. All other lots meet the minimum lot size for single-family residential district.
5. Public use district does allow for single-family development; however, the borough should rezone these properties to residential use for consistency.
6. The 4 "lots" located within the unrecorded Scenic View subdivision are not legal lots, meaning the subdivision was neither approved by the Platting Board nor recorded with the state as required by ordinance. These lots will likely need to be surveyed, and a new subdivision approved prior to sale.
7. Legal access is from Aaslaug St to the undeveloped but platted Augusta St right-of-way.

Planning Commission Report

Meeting Date: March 11, 2025

8. Developer would need to construct a new road to borough standard construction specifications up Augusta St to each lot.
9. Utilities are located at the intersection of Aaslaug and Lake St.
10. Utilities would need to be extended and stubbed out to each lot. It is likely a lift station will be needed to connect to sewer service. Approval from Alaska DEC is required before construction and before the system can be connected to the municipal utilities.
11. Water and wastewater mains on Aaslaug and Lake are failing, and breaks are common occurrences. Lake St mains are floating and were not properly bedded during installation.
12. Replacement of the water and wastewater mains on Lake and lower Aaslaug to the Valkyrie intersection are on the Public Works capital project list and scheduled for replacement in 2028.
13. Utilities were replaced on Gauffin St to just past the Valkyrie St intersection in 2012.
14. Public Works Director does not believe the existing condition of the infrastructure should preclude development of Augusta St. The new development may increase momentum to make the necessary improvements in the area.
15. The applicant proposes to initiate construction in Spring of 2025 and complete it in Fall of 2025. This is an aggressive timeline considering the number of approvals and level of construction required.
16. Applicants proposes to develop properties for owner construction, build new homes, and/or construct rental properties. These are all allowable uses in single-family residential, noting that no more than two dwellings (i.e. a duplex or a house with ADU) are allowed per lot.

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

Motion to recommend to the borough assembly that Lots 6-10, Northeast Subdivision and Lots 2-5, unrecorded Scenic View Subdivision be approved for sale failed for lack of second.

Planning Commission Report

Meeting Date: March 11, 2025

EXHIBITS

- A. Staff Report
- B. Applicant materials
- C. Vicinity & Detail Maps
- D. Public Hearing Mailout
- E. Public Comments
- F. Meeting Minutes

Planning Commission Staff Report & Finding of Fact

Meeting Date: March 11, 2025

APPLICANT/AGENT:

Greg & Heidi Johnson

OWNER(S), IF DIFFERENT:

Petersburg Borough

LEGAL DESCRIPTION:

Lots 6-10, Block 255, Northeast
Lots 2-5, Scenic View (unrecorded
subdivision)

LOT AREA:

Lots 6-7 – 7,500 sf
Lots 8-10 – 10,000 sf
Lots 2-5 – 9,000 sf

LOCATION:

See attached map.

SURROUNDING ZONING:

Northeast Subdivision
North: Single Family
South: Public Use
East: Public Use
West: Single Family

ZONING:

Single Family Residential
Public Use

PID:

01-002-558, 559, 560, 562, 564
no PID's assigned to Lots 2-5

Scenic View Lots
North: Single-Family
South: Public Use
East: Public Use
West: Single Family

APPLICATION SUBMISSION DATE:

January 9, 2025

I. APPLICANT REQUEST: The applicant has requested purchase of 9 borough-owned lots.

II. APPLICABLE CODE:

16.12 ACQUISITION OR DISPOSAL OF BOROUGH PROPERTY

III. FINDINGS:

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5. Public use district does allow for single-family development; however, the borough should rezone these properties to residential use for consistency.
6. The 4 "lots" located within the unrecorded Scenic View subdivision are not legal lots, meaning the subdivision was neither approved by the Platting Board nor recorded with the state as required by ordinance. These lots will likely need to be surveyed, and a new subdivision approved prior to sale.
7. Legal access is from Aaslaug St to the undeveloped but platted Augusta St right-of-way.

Planning Commission Staff Report & Finding of Fact

Meeting Date: March 11, 2025

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9. Utilities are located at the intersection of Aaslaug and Lake St.
10. Utilities would need to be extended and stubbed out to each lot. It is likely a lift station will be needed to connect to sewer service. Approval from Alaska DEC is required before construction and before the system can be connected to the municipal utilities.
11. Water and wastewater mains on Aaslaug and Lake are failing, and breaks are common occurrences. Lake St mains are floating and were not properly bedded during installation.
12. Replacement of the water and wastewater mains on Lake and lower Aaslaug to the Valkyrie intersection are on the Public Works capital project list and scheduled for replacement in 2028.
13. Utilities were replaced on Gauffin St to just past the Valkyrie St intersection in 2012.
14. Public Works Director does not believe the existing condition of the infrastructure should preclude development of Augusta St. The new development may increase momentum to make the necessary improvements in the area.
15. The applicant proposes to initiate construction in Spring of 2025 and complete it in Fall of 2025. This is an aggressive timeline considering the number of approvals and level of construction required.
16. Applicants proposes to develop properties for owner construction, build new homes, and/or construct rental properties. These are all allowable uses in single-family residential, noting that no more than two dwellings (i.e. a duplex or a house with ADU) are allowed per lot.

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 Lots 6-10, Northeast Subdivision and Lots 2-5, unrecorded Scenic View Subdivision be approved for sale.

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

Planning Commission Staff Report & Finding of Fact

Meeting Date: March 11, 2025

1. Properties are zoned as required by 16.12.080.
2. Lots currently zoned public use should be rezoned to single-family residential.
3. Lots within the unrecorded scenic view subdivision should be surveyed and a new subdivision approved and recorded.
4. Developer is encouraged to conduct a thorough due diligence of utility infrastructure at this location.

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>1/9/2025</u>

Originally filed 12/11/24

Date: Updated 1/10/2025

This is a request for land disposal via:

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

Parcel ID #(s) of Subject Property:
Please see attached

Proposed term of lease: _____
(total years)

Legal Description(s) of Property:
Please see attached

Current Zoning of Property:
Please see attached

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: Greg & Heidi Johnson

Applicant Mailing Address: 2037 E. Terza Street
Meridian, ID 83642

Applicant Contact Info: heidigreg@gmail.com
(telephone and email) (208) 989-9598 (Heidi)
(208) 989-9505 (Greg)
greg@westparkco.com

Greg & Heidi Johnson Land Purchase Application

	Parcel ID	Legal Description	Current Zoning
1	01.002.558	Lot 6, Block 255, Northeast Subdivision, Plat #69-53, USS 1252A, Section 27, T58S, R79E	Single-Family Residential
2	01.002.559	Lot 7, Block 255, Northeast Subdivision, Plat #69-53, USS 1252A, Section 27, T58S, R79E	Single-Family Residential
3	01.002.560	Lot 8, Block 255, Northeast Subdivision, Plat #69-53, USS 1252A, Section 27, T58S, R79E	Single-Family Residential
4	01.002.562	Lot 9, Block 255, Northeast Subdivision, Plat #69-53, USS 1252A, Section 27, T58S, R79E	Single-Family Residential
5	01.002.564	Lot 10, Block 255, Northeast Subdivision, Plat #69-53, USS 1252A, Section 27, T58S, R79E	Single-Family Residential

Please note: As a property developer who will install water, sewer and electric utilities and build a road to access the properties, we request the above 5 lots be sold as a block rather than individually, especially if the sale is conducted by public auction. If the Assembly decides to auction the lots individually, we will no longer be interested and will not bid on the parcels.

6		Portion of Block 288 (Lot 2, as shown on the 1974 unrecorded plat of the Scenic View Addition Subdivision), USS 1168, Section 27, T58S, R79E	Public Use
7		Portion of Block 288 (Lot 3, as shown on the 1974 unrecorded plat of the Scenic View Addition Subdivision), USS 1168, Section 27, T58S, R79E	Public Use
8		Portion of Block 288 (Lot 4, as shown on the 1974 unrecorded plat of the Scenic View Addition Subdivision), USS 1168, Section 27, T58S, R79E	Public Use
9		Portion of Block 288 (Lot 5, as shown on the 1974 unrecorded plat of the Scenic View Addition Subdivision), USS 1168, Section 27, T58S, R79E	Public Use

The above 4 proposed lots show on an unrecorded plat completed in 1974 and would be directly across Augusta Street, which we will be building if this purchase request goes through and we are the high bidder of lots 6-10. It would make sense to develop these lots as well since the infrastructure will have already been extended to lots 6-10. We realize the lots will need to go through the subdivision process and most likely be rezoned.

We request that all 9 lots are offered for sale as a block and understand this will mean lots 1-5 will need to wait until lots 6-9 are ready for public sale.

Narrative on Use of Property: We plan to develop the lots and either sell the developed lots to people who want to complete their own home construction, build homes and sell the lot and home, build homes and rent them, or a combination of all three options.

Lots 6-10 = 45,015
Lots 2-5 = @ 36,000 sq. ft.

1. Size of Area requested (identify the minimum area necessary in square feet):
2. Attach a map showing the location of the parcel(s) requested. Map must show surrounding area with the land requested clearly marked with bolded borders or highlighted color.

If applicant is applying to purchase property under PMC 16.12.030 for a public benefit purpose, the application must include, at a minimum, the following:

- a) a conceptual plan;
- b) a financial plan; and
- c) a development timeline

3. Narrative on use of property: Explain proposed use of land and when use is expected to begin and end. Include any planned new construction or renovation, including time-frame when construction or renovation will be completed and type of materials to be used. Provide the estimated dollar value of proposed improvements. Explain the value of the proposal to the economy of the borough and any other information you feel should be considered. (attached additional sheet if necessary)

~~SINGLE FAMILY RESIDENTIAL HOME~~ See Attached Narrative
~~1800 - 7,000 SQ FOOT WITH GARAGE.~~
 START DATE POTENTIALLY SPRING 2025
 COMPLETION FALL 2025
~~APPROX COST OF CONSTRUCTION \$80K.~~
 Value to community; tax benefit to bounough
 utilities will be extended to property.

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

Lighthouse Assembly	Kathryn Emmenegger 1012 Lake
304 Aaslaug & 1016 Lake	Lois and Charles Ressler
Petersburg Borough (leased to GCI)	1000 Lake street
1000 Augusta	David & Hillary Mazzella 1008 Lake
	Kelsey Lambe
	Trevor McKay 1004 Lake St.

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)

Building permit for dwelling

7. If applicant is a corporation, provide the following information: *N/A*

A. Name, address and place of incorporation: _____

B. Is the corporation qualified to do business in Alaska?: *N/A* Yes No

Name and address of registered agent: _____

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

*New housing Quality Structure
Tax benefit to borough*

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

*Adding a new home where existing infrastructure
is nearby.
Lots have been platted for this purpose.*

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: *THE POWER + LIGHT DEPT HAS NO PURPOSE FOR THESE LOTS.*

Karl O. Ag...

Signature of Department Commenter

Department Comments: *Public Works has no purpose for these lots. Closest access to water + sewer utilities is at the Lake / Aaslang intersection. Elevation of sewer at the intersection may indicate that a pump station will be needed in order to connect the proposed development to sewer service.*

U. U.

Signature of Department Commenter

7. If applicant is a corporation, provide the following information: *N/A*

A. Name, address and place of incorporation: _____

B. Is the corporation qualified to do business in Alaska?: *N/A* Yes No

Name and address of registered agent: _____

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

*New housing Quality Structure
Tax benefit to borough*

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

*Adding a new home where existing infrastructure
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Department Comments: *THE POWER + LIGHT DEPT HAS NO PURPOSE
FOR THESE LOTS.*

Karl [Signature]

Signature of Department Commenter

Department Comments: *Community Development has no need
for the property.*

[Signature]

Signature of Department Commenter

Department Comments: _____

Signature of Department Commenter

Department Comments: _____

Signature of Department Commenter

NOTICE TO APPLICANT(s):

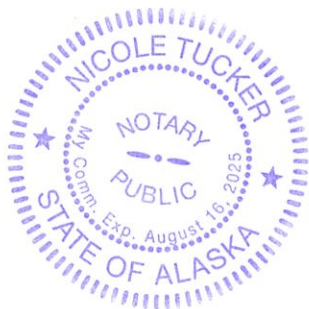
Application must be submitted to the Borough with a non-refundable filing fee of \$500. If the application moves forward, the applicant will be required to deposit with the Borough payment for other costs. See, PMC 16.12.030C(2)(a), 16.12.090, and 16.16.070A, as applicable.

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.

Greg Johnson
Applicant/Applicant's Representative Signature
GREG JOHNSON
Printed Name

Subscribed and sworn to by Gregory Johnson, who personally appeared
before me this 11th day of December, 2024.



Nicole Tucker
Notary Public in and for the State of Alaska.
My Commission Expires: 08/16/2025

January 7, 2025

Debra Thompson,

Per our conversation, I am modifying and requesting the sale of lots 10-6 (Northeast subdivision) starting at the corner of Augusta and Aaslaug streets be submitted as a block with potential buyer purchasing all or none.

Reasoning is as follows:

All lots will require water, sewer and power as well as a road being built. If all lots are not acquired it may not be affordable to build/put in the improvements. To further make this development feasible, I am requesting that lots 2-5 Scenic View (the ones that exist on an unrecorded plat) be included in the sale.

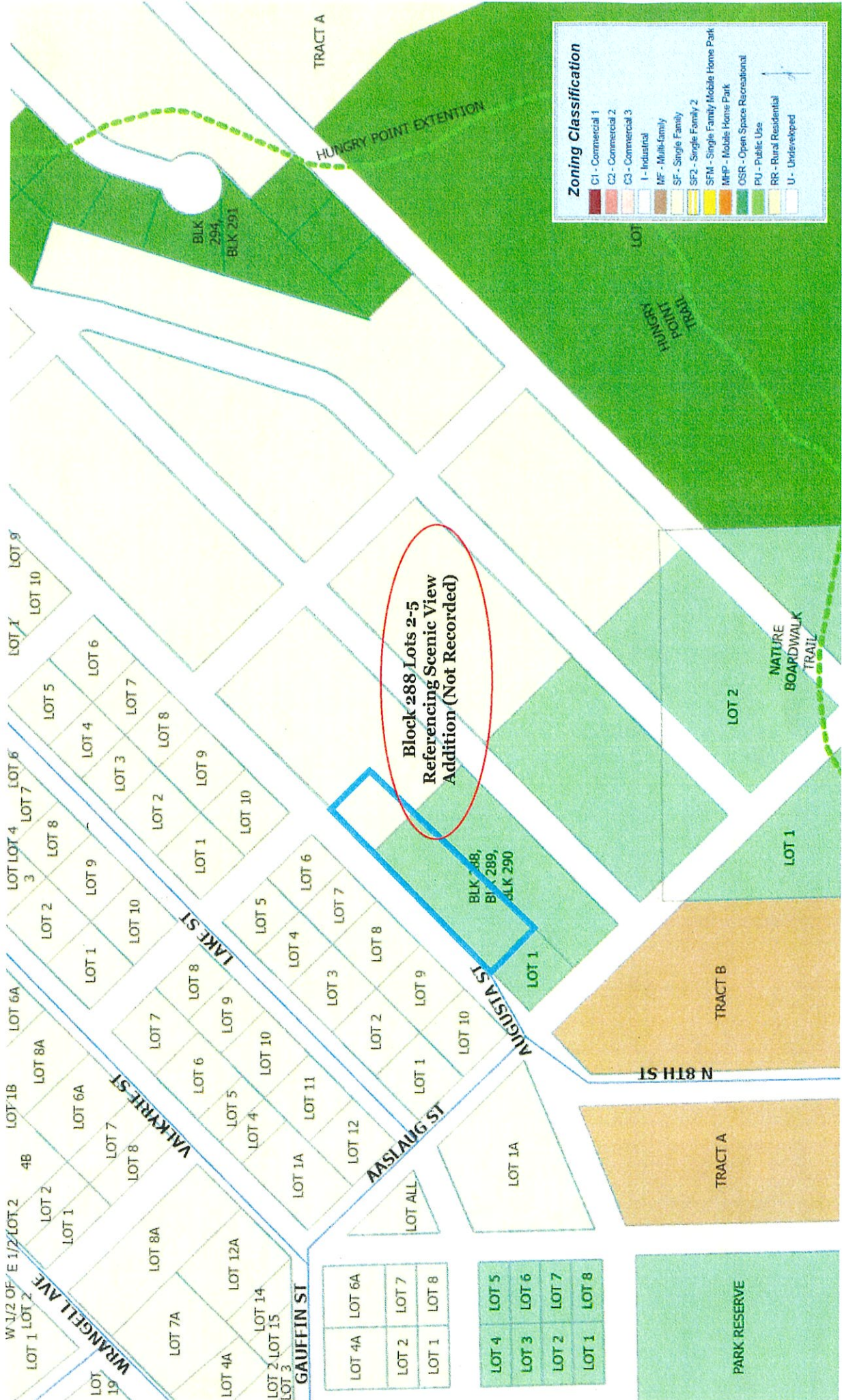
See attached map.

Thank you for your consideration,



Greg Johnson







TO DENOTES THE POSITION, HEIGHTS, DISTANCES, BEARINGS, AND ALL POINTS SET BY THIS SURVEY.

SCALE 1"=200' DATE 9/15/1974

LAND SURVEYORS CERTIFICATE

I, W. HOLIFIELD, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ALTIMETRIC SURVEY AND SUBDIVISION OF THE TRACT ON LAND DESIGNATED HEREON AND THAT THE DISTANCES AND BEARINGS ARE ACCURATELY SHOWN AND THE BEARINGS ARE BASED UPON THE AVERAGE OF EXISTING MAGNETIC AZIMUTHS OF W & E COURSES, AS INDICATED ON THE PLAT, AND THAT THE BEARINGS AND DISTANCES HAVE BEEN RECORDED IN THE OFFICE OF THE CITY CLERK OF PETERSBURG, ALASKA.



CITY OF PETERSBURG Planning and Zoning Commission

I HEREBY CERTIFY THAT THE MAP SUBMITTED HAS BEEN APPROVED BY THE CITY OF PETERSBURG PLANNING AND ZONING COMMISSION ON THE DAY OF 1974.

On SAID DATE CONSENTED THAT THE PLAT BE RECORDED IN THE OFFICE OF THE CITY CLERK OF PETERSBURG, ALASKA THIS DAY OF 1974.

Secretary

I HEREBY CERTIFY THAT THE ORDER OF THE CITY OF PETERSBURG PLANNING AND ZONING COMMISSION, DATED THIS DAY OF 1974, WAS APPROVED BY RESOLUTION NO. 1974-201 DATED AT PETERSBURG, ALASKA THIS DAY OF 1974.

Secretary

MAYOR, CITY OF PETERSBURG

STATE OF ALASKA
DEPT. OF NATURAL RESOURCES
DIV. OF LANDS

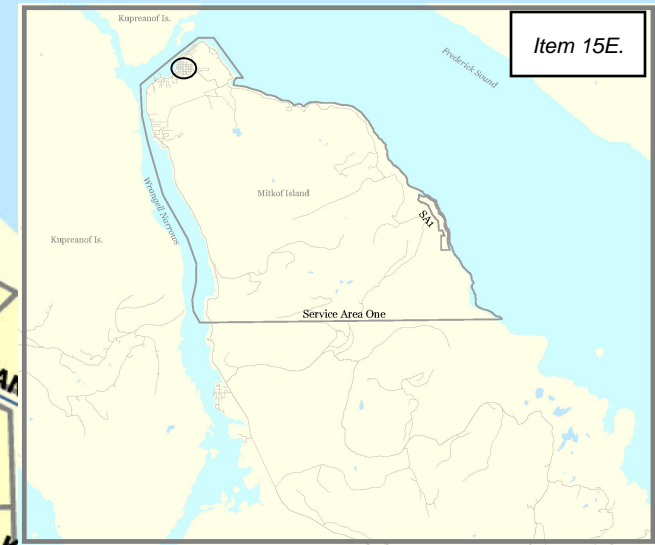
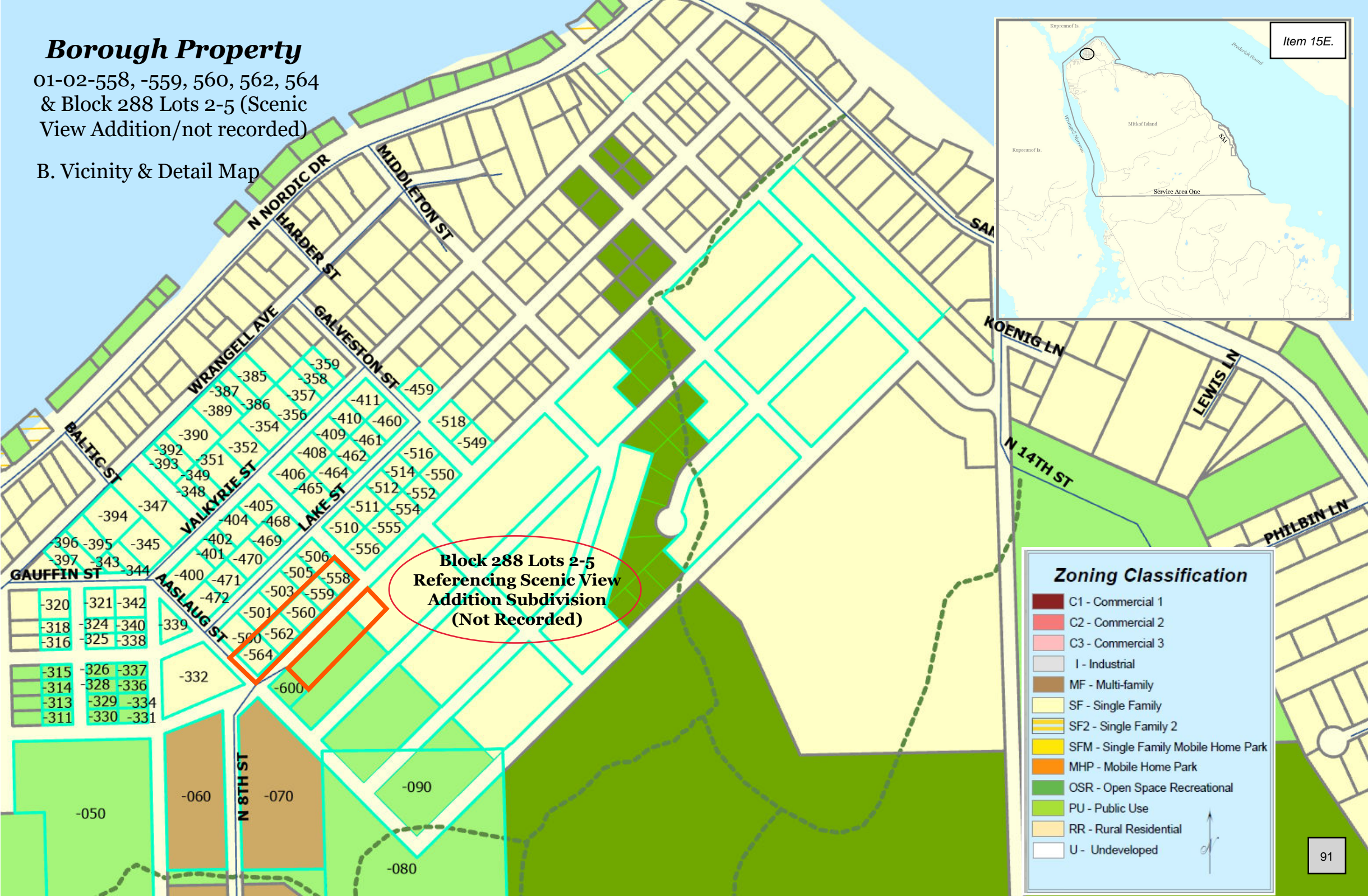
APPROVAL IS HEREBY GIVEN FOR THE CITY OF PETERSBURG TO PROCEED WITH IMPROVEMENTS AND TO SUE, IN THAT POSITION, IN THE COURT OF LAST RESORT, WITHOUT ENCUMBRANCES ON TRACT B, LESSOR'S M-1165, PENDING RESOLUTION THROUGH SAID TO THE CITY OF PETERSBURG OF SAID TRACT B.

DATED AT PETERSBURG, ALASKA THIS DAY OF 1974.

Borough Property

01-02-558, -559, 560, 562, 564
& Block 288 Lots 2-5 (Scenic
View Addition/not recorded)

B. Vicinity & Detail Map



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



February 18, 2025

**LEONARD MICHAEL
PO BOX 676
PETERSBURG, AK 99833-0676**

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 Greg & Heidi Johnson to purchase borough-owned property at 1001-1017 Augusta St and Lots 2-5, Block 288, Scenic View (unrecorded subdivision) (PID: 01-002-558, 559, 560, 562, 564, no PID's assigned to Lots 2-5).

The public hearing and consideration of the application will be held:	Tuesday, March 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
DONALD SPERL		PO BOX 1407	PETERSBURG	AK	99833-1407
GREG JOHNSON	HEIDI JOHNSON	2037 E TERZA STREET	MERIDIAN	ID	83642
ANDERSON PAUL	ANDERSON DARLENE	PO BOX 1454	PETERSBURG	AK	99833-1454
BELL DUANE E	BELL DIAN L	PO BOX 1301	PETERSBURG	AK	99833-1301
BENNETT LYLE E	BENNETT CAROL L	PO BOX 1547	PETERSBURG	AK	99833-1547
BERGMANN WILLIAM BERGMANN JOYCE A		PO BOX 130	PETERSBURG	AK	99833-0130
CORNELIUS DONALD A	CORNELIUS KAREN A	PO BOX 1727	PETERSBURG	AK	99833-1727
CORRAO CHELSEA		PO BOX 1812	PETERSBURG	AK	99833-1812
EMMENEGGER DENNIS G	EMMENEGGER KATHRYN E	PO BOX 730	PETERSBURG	AK	99833-0730
ESPOSITO GINA S	OLSON PAUL D	PO BOX 1909	PETERSBURG	AK	99833-1909
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
GELHAUS MARK	GELHAUS MARCELLA	PO BOX 863	PETERSBURG	AK	99833-0863
GREINIER ANDREW C		16829 51ST AVE SE	BOTHELL	WA	98012
KETTEL HAROLD		PO BOX 1028	PETERSBURG	AK	99833-1028
KIVISTO KURT	KIVISTO SHARON	PO BOX 1036	PETERSBURG	AK	99833-1036
KOWALSKI GREGORY A		PO BOX 1208	PETERSBURG	AK	99833-1208
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
MACPHEE DANIELLE		PO BOX 1892	PETERSBURG	AK	99833-1892
MAZZELLA DAVID A	MAZZELLA HILLARY G	PO BOX 650	PETERSBURG	AK	99833-0650
MIDKIFF EARL	MIDKIFF SHANNON	PO BOX 1728	PETERSBURG	AK	99833-1728
NESS JEANETTE		PO BOX 653	PETERSBURG	AK	99833-0653
OCHOA RAYMOND		PO BOX 2138	PETERSBURG	AK	99833-2138
O'GARA DEBRA		PO BOX 1232	PETERSBURG	AK	99833-1232
PETERSBURG LITTLE LEAGUE LESSEE		PO BOX 1577	PETERSBURG	AK	99833-1577
RANDRUP JOEL	RANDRUP KIM	PO BOX 1231	PETERSBURG	AK	99833-1231
RESSLER CHARLES	RESSLER LOIS V	PO BOX 1313	PETERSBURG	AK	99833-1313
RITTER WENDY		PO BOX 1046	PETERSBURG	AK	99833-1046
ROBINSON JEFFREY W		PO BOX 633	PETERSBURG	AK	99833-0633
RONNE BILL H	RONNE RITA J	PO BOX 1035	PETERSBURG	AK	99833-1035
SIMBAHON KIMBERLEY A		PO BOX 1538	PETERSBURG	AK	99833-1538
SIMBAHON TIARE R		PO BOX 1538	PETERSBURG	AK	99833-1538
TAGABAN EDWARD J		PO BOX 1492	PETERSBURG	AK	99833-1492
THORSEN STACEY A	THORSEN DEREK	PO BOX 784	PETERSBURG	AK	99833-0784
THYNES BRANDI R		PO BOX 1038	PETERSBURG	AK	99833-1038
THYNES CHARLES	THYNES STEPHANIE	PO BOX 1517	PETERSBURG	AK	99833-1517
US COAST GUARD		PO BOX 1290	PETERSBURG	AK	99833-1290
VAN ETTINGER PAUL C VAN ETTINGER CHRISTINE M		PO BOX 1503	PETERSBURG	AK	99833-1503
WELCH JERRY L	WELCH TERRY A	PO BOX 225	PETERSBURG	AK	99833-0225
WOOD KARSTEN F		PO BOX 2195	PETERSBURG	AK	99833-2195
YUEN KEN		PO BOX 1689	PETERSBURG	AK	99833-1689

E. Public Comments

Rec'd
3/10/17

Item 15E.

Hello. We are the Ressler family, Chuck and Ginger. We live at 1000 Lake Street, borough lot #500. We have lived here for 24 years and had greatly enjoyed our view into the muskeg behind our house which is borough lot #564. We cherish our privacy of not having a house located on the adjacent lot behind us. Since we have lived here, we have thought many times, if the lot ever was offered for sale, we would love to buy it. We obviously did not understand the borough's process for obtaining land; otherwise we would have filed an application to purchase lot #564 many years ago.

Now, Greg and Heidi Johnson, real estate developers from Utah, have filed an application to purchase several lots along Augusta Street to build houses or "who knows what" directly adjacent to and behind several of my Lake Street neighbor's homes including mine.

Our community and the Borough Assembly should be wary and protective of out-of-state buyers purchasing land and building homes in the backyards of long-time Petersburg residents. Out-of-state buyers will most definitely bring in out-of-state contractors and out-of-state building materials offering little benefit to the local community and businesses.

We feel the borough should offer local resident first right or refusal to purchase borough lots adjacent to their homes and properties. We, the Ressler family, pledge to submit an application to purchase lot #564 as soon as possible if given the opportunity.

If the borough is set on selling land to the Johnsons, there are other land opportunities that may not be so intruding to the Lake Street residents. For instance, there are several scenic borough lots at the end of Valkyrie Street that already have power lines extending into flat muskeg land to the north. Hopefully the Johnsons are open to other locations for land purchases and development.

Thank you for your consideration,

The Ressler Family

Charles Ressler
Ginger Ressler

From: [paul olson](#)
To: [Anna Caulum](#)
Subject: For the March 11th Planning Commission Meeting.
Date: Sunday, March 9, 2025 2:30:03 PM

External Email! Use Caution

Thanks for the opportunity to provide public comments.

My name is Paul Olson and me and my family of 4 reside at the house at 1104 Lake St. We have lived in this house for the last 16 years.

Like a majority of residents of this area, we enjoy the existing character of our neighborhood.

This input is related to the proposal to sell and develop 9 lots on Augusta Street.

The addition of a road and associated utilities makes me question these impacts. How will the excavation of the muskeg and installation of a road affect the foundations of the associated dwellings and how will the addition of water lines affect an already fragile system?

The lack of consistency in our water system in our neighborhood has the Public Works crews frequenting this problematic area fairly consistently. 4 visits in the last 3 years. I won't go into greater detail of our water system as it is well-documented. Will the proposed development add additional stress to this system? It seems unclear.

The 9 lots, which include the 4 lots that are being considered in the unrecorded Scenic View Subdivision, would impact the character of our neighborhood greatly.

Please be thoughtful and considerate to the people that the potential development would impact.

I am opposed to this proposal and I strongly recommend that the Commission deny it.

Thanks again for this opportunity.

Paul D. Olson

From: [Kelsey Lambe](#)
To: [Anna Caulum](#)
Subject: Letter regarding application submitted by Greg Johnson
Date: Monday, March 10, 2025 10:23:10 AM

External Email! Use Caution

Dear Borough Assembly Members,

I am writing to express my concerns regarding the proposed housing development behind my property. While I understand the need for growth and development in our community, I believe that the current plan may not be in the best interest of our neighborhood and its residents.

Specifically, I am concerned that the lots are being grouped together for development rather than sold as individual lots. Several families in the Lake Street area, including myself, are very interested in purchasing these lots as individual parcels. This would give all interested parties a fair chance to invest in property close to their homes, rather than having one developer acquire and build on all the lots, which may lead to a uniform development that doesn't reflect the needs and desires of our community.

Additionally, I would like to highlight the increased traffic and safety concerns that could arise from this development. Our neighborhood is family-oriented, with many children living here and any construction work would disrupt the flow of traffic on the already-busy roads, not to mention the potential damage to our streets. Moreover, we are concerned that the construction process will cause significant disruption and may lead to long-term inconvenience for current residents.

Another critical point I wish to raise is the potential for these new homes to become low-income housing. While we fully support affordable housing, we believe that such a development could change the character of our community, which is currently a family-friendly neighborhood. We are concerned that this type of housing could negatively impact the quality of life for existing residents.

Lastly, it has come to our attention that the builder for this project has previously completed housing developments in Petersburg. After reviewing some of the homes he has built, we found that they were not constructed to a high standard and have proven difficult to sell. This raises concerns about the quality of construction and the long-term sustainability of the proposed development.

In light of these concerns, I kindly request that the Borough Assembly reconsider the current development plan. I believe that selling the lots as individual parcels will provide greater opportunities for local families to invest in property and help preserve the character

of our neighborhood. It would also allow for a more thoughtful and considerate development process that takes into account the needs and desires of the neighborhood.

Thank you for your time and consideration. I hope you will take our concerns into account as you move forward with this project. Please feel free to reach out to me if you would like to discuss this matter further.

Sincerely,

Trevor McCay and Kelsey Lambe



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes

Planning Commission

Regular Meeting

Tuesday, March 11, 2025

12:00 PM

Assembly Chambers

1. Call to Order

The meeting was called to order at 12:20pm.

2. Roll Call

PRESENT

- Commission Chair Chris Fry
- Commission Vice-Chair Heather O'Neil
- Commissioner Jim Floyd
- Commissioner Phillip Meeks
- Commissioner Donald Sperl

ABSENT

- Commissioner John Jensen
- Commissioner Marietta Davis

3. Acceptance of Agenda

The agenda was accepted as presented.

4. Approval of Minutes

A. February 11, 2025, Meeting Minutes

The February 11, 2025, meeting minutes were unanimously approved.

Motion made by Commissioner Floyd, Seconded by Commission Vice-Chair O'Neil.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd, Commissioner Meeks, Commissioner Sperl

5. Public Comments

None

6. Consent Calendar

None

7. Public Hearing Items

- A. Recommendation to the Borough Assembly regarding an application from David Mazzella to purchase borough-owned property at 1009 Augusta St (PID: 01-002-560).

Motion made by Commission Vice-Chair O'Neil to recommend to the borough assembly that Lot 8, Block 255, Plat 69-53 be approved for sale to the Mazzella's. Seconded by Commissioner Floyd.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd, Commissioner Meeks, Commissioner Sperl

- B. Recommendation to the Borough Assembly regarding an application from Greg & Heidi Johnson to purchase borough-owned property at 1001-1017 Augusta St and Lots 2-5, Block 288, Scenic View (unrecorded subdivision) (PID: 01-002-558, 559, 560, 562, 564, no PID's assigned to Lots 2-5).

Kelsey Lambe spoke on her own behalf; she lives on Lake Street and would like the opportunity to purchase the lot behind her house.

Joel Randrup spoke on his own behalf; he lives on Lake Street and would like to see the plans for the subdivision as well as the developers plans.

Chuck Ressler spoke on his own behalf; he lives on Lake Street and said he was unaware he could buy the property behind his house.

Motion made by Commissioner Floyd to recommend the Borough Assembly approve sale of the subject properties.

The motion failed for lack of second.

Commissioner Floyd spoke about the lots and lack of plan.

Commissioner Vice-Chair O'Neil spoke to say the request from the developer changed and their plan wasn't clear.

Commissioner Sperl mentioned on the back of the 2nd page there is more detail. This is what a lot of people want to see in Petersburg but there may be a better location.

Commissioner Meeks added the City could use a bigger tax base and he would like to see the property owners have a chance to purchase their lots.

8. Non-Agenda Items

- A. Commissioner Comments

None

- B. Staff Comments

Director Cabrera mentioned the next meeting will be April 8, 2025.

C. Next Meeting is April 8, 2025, at 12:00pm.

9. Adjournment

The meeting adjourned at 12:35pm.

Motion made by Commissioner Floyd, Seconded by Commissioner Meeks.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd, Commissioner Meeks, Commissioner Sperl

Planning Commission Report

Meeting Date: March 11, 2025

APPLICANT/AGENT:

David Mazzella

OWNER(S), IF DIFFERENT:

Petersburg Borough

LEGAL DESCRIPTION:

LOT 8, BLK 255, PLAT 69-53

LOT AREA:

10,000 SQ FT

LOCATION:

1009 Augusta St

SURROUNDING ZONING:

North: Single Family Residential

South: Public Use

East: Single Family Residential

West: Single Family Residential

ZONING:

Single Family Residential

PID:

01-002-560

APPLICATION SUBMISSION DATE:

12/20/2024

I. APPLICANT REQUEST: The applicant has requested to purchase borough-owned property at 1009 August St.

II. APPLICABLE CODE:

16.12 ACQUISITION OR DISPOSAL OF BOROUGH PROPERTY

III. FINDINGS:

1. Subject property is subdivided and zoned single-family residential. The property has platted legal access.
2. The surrounding area is partially developed with a well-established residential neighborhood, the remaining area is undeveloped.
3. There are no municipal utilities or road access to the subject property.
4. The applicant seeks to access the property through his existing lot on Lake St rather than construct a new road and similarly extend utilities from his existing service.
5. The applicant's proposal to expand the existing dwelling and construct additional storage is consistent with the zoning. Although, the subject property will have to be consolidated with the original lot prior to construction.
6. The applicant states expansion, and new construction would be completed in 5 years.

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.

Planning Commission Report

Meeting Date: March 11, 2025

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

The Planning Commission recommends to the borough assembly that Lot 8, Block 255, Plat 69-53 be approved for sale to the Mazella's.

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

1. The subject property is subdivided into a legal lot, has platted legal access, and is zoned as required by 16.12.080.
2. The proposed development plans are consistent with single-family residential zoning once the subject property is consolidated with the applicant's Lake St lot.

EXHIBITS

- A. Applicant materials
- B. Vicinity & Detail Maps
- C. Public Hearing Mailout
- D. Public Comment
- E. Meeting Minutes



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>Alaska</u>
Fee: \$ <u>500</u>
Date Rec'd: <u>12/20/24</u>

Date: 12/13/24

This is a request for land disposal via:

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

Parcel ID #(s) of Subject Property:
01002560
1009 AUGUSTA ST

Proposed term of lease: _____
 (total years)

Legal Description(s) of Property:
VACANT LAND
LOT 8 NORTHEAST SUBDIVISION
BLOCK 255 SECTION 27

Current Zoning of Property:
SINGLE-FAMILY
RESIDENTIAL

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: DAVID MAZZELLA

Applicant Mailing Address: P.O. BOX 650

PETERSBURG, AK 99833

Applicant Contact Info: 907 650 7296

(telephone and email)

DMAZZELLA14@GMAIL.COM

1. Size of Area requested (identify the minimum area necessary in square feet): 10,004

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

If applicant is applying to purchase property under PMC 16.12.030 for a public benefit purpose, the application must include, at a minimum, the following:

- a) a conceptual plan;
- b) a financial plan; and
- c) a development timeline

3. Narrative on use of property: Explain proposed use of land and when use is expected to begin and end. Include any planned new construction or renovation, including time-frame when construction or renovation will be completed and type of materials to be used. Provide the estimated dollar value of proposed improvements. Explain the value of the proposal to the economy of the borough and any other information you feel should be considered. (attached additional sheet if necessary)

THE LAND WOULD BE USED TO EXPAND OUR CURRENT HOUSE AND BUILD
ANOTHER STORAGE STRUCTURE WITH THE ADDITIONAL SPACE AND DEVELOP
THE REMAINING LAND INTO DRIVEABLE/USEABLE SPACE. HOUSE RENOVATION
AND NEW STRUCTURE TO BE COMPLETED IN THE NEXT 5 YEARS
AND ADD AN ESTIMATED \$250,000 IN VALUE TO THE ENTIRE PROPERTY.
BUILDING MATERIALS WOULD BE TRADITIONAL FOR STICK FRAME CONSTRUCTION,
LUMBER, INSULATION, ROOFING MATERIALS ETC.

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

TREVOR McKay
KATHRYN EMMENEGGER

1004 LAKE ST
1012 LAKE ST

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)

N/A Building permits

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

A. Name, address and place of incorporation: N/A

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?

AS THE UTILITY INFRASTRUCTURE STANDS THE REQUESTED PARCEL OF VACANT LAND WOULD ONLY BENEFIT THE ADJACENT LOTS AND THEREFORE SHOULD BE GRANTED THE FIRST OPPORTUNITY TO PURCHASE SAID LOTS.

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

THE BOROUGH HAS RECENTLY OPTED TO SELL PARCELS TO INDIVIDUALS AT OR BELOW ASSESSED VALUE IN DIRECT SALES. ~~THE~~ THE SALE OF PARCELS TO YOUNG, WORKING, TAXPAYERS WOULD BE OF ECONOMIC VALUE TO THE BOROUGH IN ADDITION TO THE ORIGINAL PURCHASE PRICE OF VACANT LAND

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: The Harbor Dept has no need for this property.

[Signature] 12/13/24
Signature of Department Commenter

Department Comments: Public Works does not need this property. Closest utilities (water + sewer) are at the Lake/Annis (avg) intersection. If sewer service is extended from this point to subject property it may require a pump station.

[Signature]
Signature of Department Commenter

Department Comments: PMPL HAS NO PUBLIC PURPOSE FOR THIS LOT.

Karl Hagg

Signature of Department Commenter

Department Comments: WAS UNABLE TO CONNECT WITH LIZ

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.

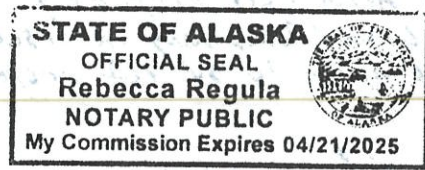
David Mazzella

Applicant/Applicant's Representative Signature

DAVID MAZZELLA

Printed Name

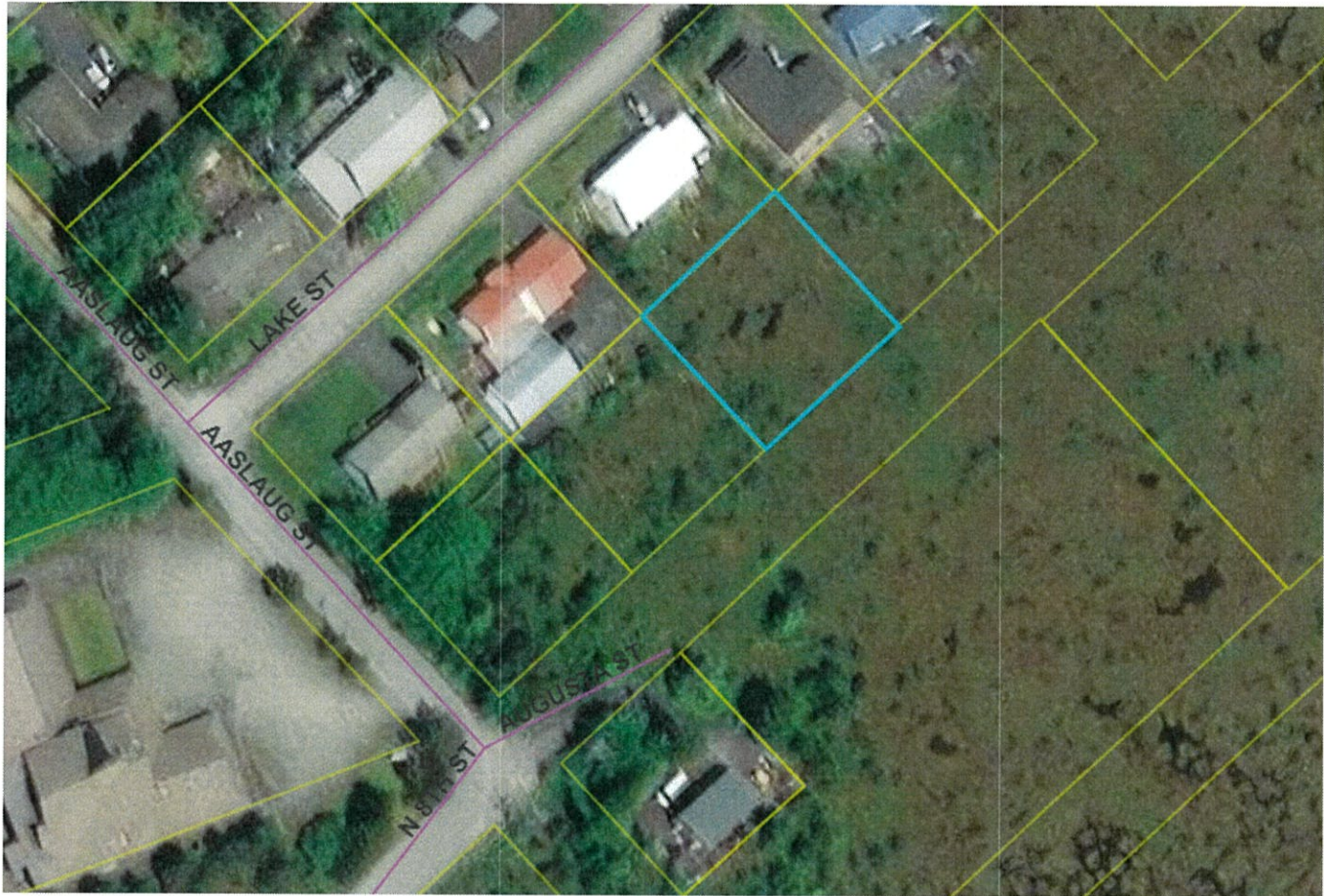
Subscribed and sworn to by David Mazzella, who personally appeared before me this 13th day of December, 2024



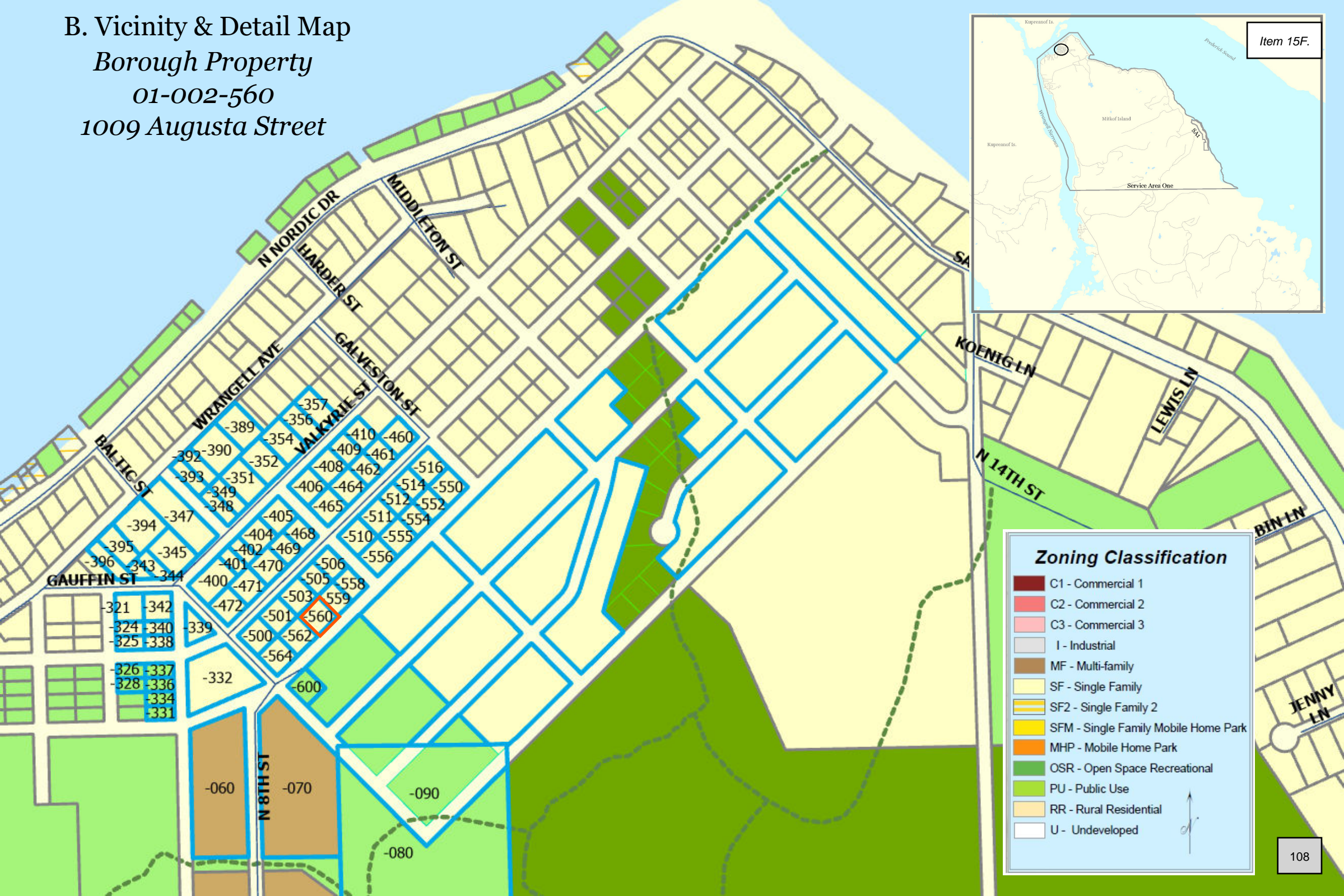
Rebecca Regula

Notary Public in and for the State of Alaska.

My Commission Expires: 4-21-2025



B. Vicinity & Detail Map
 Borough Property
 01-002-560
 1009 Augusta Street



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 15F.



February 18, 2025

**LEONARD MICHAEL
PO BOX 676
PETERSBURG, AK 99833-0676**

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 David Mazzella to purchase borough-owned property at 1009 Augusta St (PID: 01-002-560).

The public hearing and consideration of the application will be held:	Tuesday, March 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
DONALD SPERL		PO BOX 1407	PETERSBURG	AK	99833-1407
MAZZELLA DAVID A	MAZZELLA HILLARY G	PO BOX 650	PETERSBURG	AK	99833-0650
ANDERSON PAUL	ANDERSON DARLENE	PO BOX 1454	PETERSBURG	AK	99833-1454
BELL DUANE E	BELL DIAN L	PO BOX 1301	PETERSBURG	AK	99833-1301
BENNETT LYLE E	BENNETT CAROL L	PO BOX 1547	PETERSBURG	AK	99833-1547
BERGMANN WILLIAM BERGMANN JOYCE A		PO BOX 130	PETERSBURG	AK	99833-0130
CORNELIUS DONALD A	CORNELIUS KAREN A	PO BOX 1727	PETERSBURG	AK	99833-1727
CORRAO CHELSEA		PO BOX 1812	PETERSBURG	AK	99833-1812
EMMENEGGER DENNIS G	EMMENEGGER KATHRYN E	PO BOX 730	PETERSBURG	AK	99833-0730
ESPOSITO GINA S	OLSON PAUL D	PO BOX 1909	PETERSBURG	AK	99833-1909
FREEMAN HARLAN F	FREEMAN SHARON A	PO BOX 207	PETERSBURG	AK	99833-0207
GCI COMMUNICATION CORPORATION		2550 DENALI ST STE 1000	ANCHORAGE	AK	99503
GELHAUS MARK	GELHAUS MARCELLA	PO BOX 863	PETERSBURG	AK	99833-0863
GREINIER ANDREW C		16829 51ST AVE SE	BOTHELL	WA	98012
KETTLE HAROLD		PO BOX 1028	PETERSBURG	AK	99833-1028
KIVISTO KURT	KIVISTO SHARON	PO BOX 1036	PETERSBURG	AK	99833-1036
KOWALSKI GREGORY A		PO BOX 1208	PETERSBURG	AK	99833-1208
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
MACPHEE DANIELLE		PO BOX 1892	PETERSBURG	AK	99833-1892
MIDKIFF EARL	MIDKIFF SHANNON	PO BOX 1728	PETERSBURG	AK	99833-1728
NESS JEANETTE		PO BOX 653	PETERSBURG	AK	99833-0653
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WOOD KARSTEN F		PO BOX 2195	PETERSBURG	AK	99833-2195
YUEN KEN		PO BOX 1689	PETERSBURG	AK	99833-1689

D. PUBLIC COMMENT

To whom it may concern,

Hi, my name is David Mazzella and I represent myself, my wife Hillary and our two young children regarding the land disposal applications for the 1000 block of Augusta street here in Petersburg. As long-time residents of Petersburg my wife and I decided this is where we wanted to raise our family but found ourselves struggling to purchase a home here in a very tight and competitive market. After years of looking and bidding on homes we could afford we were finally able to make a purchase on our current home before it hit the market. We were so fortunate to land on lake street, right next to my childhood best friend who has children the same age as ours. We were welcomed with open arms by the rest of our amazing neighbors as well and have meshed into a tight-knit little community where everyone knows and helps each other. We labored tirelessly to turn this dated little house into an updated, efficient and charming home where we plan to watch our kids grow and flourish. We have submitted an application to purchase the borough owned parcel directly behind our home with plans to expand our house as well as developing the remaining land into a safe, enjoyable space for our whole family and our friends to enjoy. In addition, we plan to build another storage structure/shop with a dwelling that would allow for longer term visits from our family and friends. As well as adding economic value and tax revenue to the borough, allowing us to purchase this land will protect the integrity and identity of our beloved neighborhood. We would be extremely grateful for the planning commissions recommendation to offer us first right or refusal on this directly adjacent property. In addition, we would love if our neighbors who have borough owned land directly adjacent were offered the same opportunity. The last thing we want to see is an out of state, out of touch developer bring in out of state contractors with materials purchased outside of this community to build unaffordable rentals directly in our back yard. We thank you for your time and consideration on this matter and trust you will put our hard working community members first.

Thank you,

The Mazzella Family




2/28/25



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes

Planning Commission

Regular Meeting

Tuesday, March 11, 2025

12:00 PM

Assembly Chambers

1. Call to Order

The meeting was called to order at 12:20pm.

2. Roll Call

PRESENT

- Commission Chair Chris Fry
- Commission Vice-Chair Heather O'Neil
- Commissioner Jim Floyd
- Commissioner Phillip Meeks
- Commissioner Donald Sperl

ABSENT

- Commissioner John Jensen
- Commissioner Marietta Davis

3. Acceptance of Agenda

The agenda was accepted as presented.

4. Approval of Minutes

A. February 11, 2025, Meeting Minutes

The February 11, 2025, meeting minutes were unanimously approved.

Motion made by Commissioner Floyd, Seconded by Commission Vice-Chair O'Neil.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd, Commissioner Meeks, Commissioner Sperl

5. Public Comments

None

6. Consent Calendar

None

7. Public Hearing Items

- A. Recommendation to the Borough Assembly regarding an application from David Mazzella to purchase borough-owned property at 1009 Augusta St (PID: 01-002-560).

Motion made by Commission Vice-Chair O'Neil to recommend to the borough assembly that Lot 8, Block 255, Plat 69-53 be approved for sale to the Mazzella's. Seconded by Commissioner Floyd.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd, Commissioner Meeks, Commissioner Sperl

- B. Recommendation to the Borough Assembly regarding an application from Greg & Heidi Johnson to purchase borough-owned property at 1001-1017 Augusta St and Lots 2-5, Block 288, Scenic View (unrecorded subdivision) (PID: 01-002-558, 559, 560, 562, 564, no PID's assigned to Lots 2-5).

Kelsey Lambe spoke on her own behalf; she lives on Lake Street and would like the opportunity to purchase the lot behind her house.

Joel Randrup spoke on his own behalf; he lives on Lake Street and would like to see the plans for the subdivision as well as the developers plans.

Chuck Ressler spoke on his own behalf; he lives on Lake Street and said he was unaware he could buy the property behind his house.

Motion made by Commissioner Floyd to recommend the Borough Assembly approve sale of the subject properties.

The motion failed for lack of second.

Commissioner Floyd spoke about the lots and lack of plan.

Commissioner Vice-Chair O'Neil spoke to say the request from the developer changed and their plan wasn't clear.

Commissioner Sperl mentioned on the back of the 2nd page there is more detail. This is what a lot of people want to see in Petersburg but there may be a better location.

Commissioner Meeks added the City could use a bigger tax base and he would like to see the property owners have a chance to purchase their lots.

8. Non-Agenda Items

- A. Commissioner Comments

None

- B. Staff Comments

Director Cabrera mentioned the next meeting will be April 8, 2025.

C. Next Meeting is April 8, 2025, at 12:00pm.

9. Adjournment

The meeting adjourned at 12:35pm.

Motion made by Commissioner Floyd, Seconded by Commissioner Meeks.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd, Commissioner Meeks, Commissioner Sperl

From: Chrystine Lynn
Sent: Thursday, April 10, 2025 11:07 PM
To: Becky Regula
Subject: Re: Parks and Recreation Advisory Board

Dear Assembly,

I would like to express my interest in becoming a board member for the Parks and Recreation Advisory Board. I have previously worked for the Parks and Recreation department for the past 5 years and I am still currently employed as a "on call Lifeguard". After working for some time with the department I would love nothing more but to see the department fulfill community needs. I am a strong believer that this department changes lives for the better every day. There's no better feeling than helping the community and department flourish. Thank you for your consideration!

Sincerely,
Chrystine Lynn

Debra Thompson

From: Harl, Matt T (DNR) <matt.harl@alaska.gov>
Sent: Wednesday, April 2, 2025 8:50 AM
To: Raffier, Kaitlyn M (DNR)
Cc: execassistant.aacd@gmail.com; info@seacc.org; policy@seacc.org; nathan@seacc.org; Chandler Long; nlr@tlingitandhaida.gov; dduncan@tlingitandhaida.gov; otp@tlingitandhaida.gov; deptbed@tlingitandhaida.gov; regpagemaster@usace.army.mil; randal.p.vigil@usace.army.mil; frederick.j.land@usace.army.mil; blm_ak_gfo_general_delivery@blm.gov; akr.prd.records@noaa.gov; annemarie.eich@noaa.gov; cathy.coon@noaa.gov; gretchen.harrington@noaa.gov; sccjuneau@uscg.mil; seakinspections@uscg.mil; ak_fisheries@fws.gov; douglass_cooper@fws.gov; jonathon_gerken@fws.gov; Trent_Liebich; stephanie_burgess@fws.gov; leslie_curran@fws.gov; steven_hein@fws.gov; SM.FS.r10lands@usda.gov; francis.sherman@usda.gov; Stephen Giesbrecht; Debra Thompson; Liz Cabrera; Chandler Long; jason.gubatayao@sealaska.com; otp@tlingitandhaida.gov; deptbed@tlingitandhaida.gov; tribaladmin@piatribal.org; Chandler Long; jason.gubatayao@sealaska.com; nlr@tlingitandhaida.gov; otp@tlingitandhaida.gov; deptbed@tlingitandhaida.gov; Chandler Long; jason.gubatayao@sealaska.com; nlr@tlingitandhaida.gov; otp@tlingitandhaida.gov; Petersburg Pilot; deptbed@tlingitandhaida.gov; everett@piatribal.org; tribaladmin@piatribal.org
Subject: DNR Public Notice - ADL 108245
Attachments: ADL 108245 PRELIM_ATS_092513.pdf; ADL 108245 - Public Notice.pdf; ADL 108245 application images.pdf; ADL 108245 army corps permit 1956.pdf; ADL 108245 Entrance_Island_image_overlay.pdf; ADL 108245 Hobart Bay area plan map.pdf; ADL 108245 Hobart Bay Entrance Island ILMA application.pdf; ADL 108245 Hobart Bay Entrance Island status plat c051s075e_s30.pdf; ADL 108245 Hobart Bay MTP C051S075E.pdf

External Email! Use Caution**PUBLIC NOTICE****ADL 108245****Alaska Department of Transportation
Southcoast Region**

April 2, 2025

Subject to 38.05.020, the Department of Natural Resources Southeast Regional Office has received an application for the following:

APPLICANT: Alaska Department of Transportation – Southcoast Region

PROJECT NAME: ADL 108245

GEOGRAPHIC LOCATION:

DNR DMLW Southeast Office Phone: 907.465.3400





THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Natural Resources

DIVISION OF MINING, LAND & WATER
Southeast Regional Land Office

P. O. Box 111020
Juneau, Alaska 99811-1020
Main: 907.465.3400
TTY: 711 or 800-770-8973
Fax: 907.500.9011

PUBLIC NOTICE
ADL 108245
Alaska Department of Transportation
Southcoast Region

April 2, 2025

Subject to 38.05.020, the Department of Natural Resources Southeast Regional Office has received an application for the following:

APPLICANT: Alaska Department of Transportation – Southcoast Region

PROJECT NAME: ADL 108245

GEOGRAPHIC LOCATION:

Safe harbor float in a small cove on the South side of Entrance Island at the mouth of Hobart Bay, South of Juneau - known as the Hobart Bay Refuge Float

LEGAL DESCRIPTION:

Within the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 30, Township 051 South, Range 075 East, Copper River Meridian, containing approximately 1.15 acres.

REQUESTED ACTIVITY:

On March 3rd, 2025, the Alaska Department of Transportation Southcoast Region (DOT) renewed their request for an Interagency Land Management Assignment (ILMA) for the Hobart Bay Refuge float. An ILMA application was submitted in September 2013, an agency review was conducted that same month. However, ILMA authorization process was not completed. The float was originally permitted for construction by the Army Corps of Engineers in May 1956 and has been functioning as a refuge for fishing boats moving from Petersburg to Juneau. It also acts as a safe harbor for other water transportation users and recreational boaters to wait out storms and bad weather.

PROPOSED TERM LENGTH:

25 Years

DEADLINE FOR COMMENTS: April 16, 2025

You are invited to review the enclosed ILMA application materials. Please direct any questions or comments you may have to Matthew Harl, matt.harl@alaska.gov, or the above address by the

Agency Review Notice
Prepared Date: March 20, 2025



CORPS OF ENGINEERS, U. S. ARMY
OFFICE OF THE DISTRICT ENGINEER
ALASKA DISTRICT
Anchorage, Alaska

ADDRESS REPLY TO
THE DISTRICT ENGINEER
(NOT TO INDIVIDUALS)

REFER TO FILE NO. 800.6(Hobart Bay,
Alaska)1/

1 MAY 1956

Territorial Highway Engineer
Territory of Alaska
Juneau, Alaska

Dear Sir:

In accordance with your application of 6 March 1956 inclosed herewith is a Department of the Army permit to construct a catwalk and combined boat and plane float in Hobart Bay off Entrance Island.

Sections 9 and 10 of the River and Harbor Act of 3 March 1899 make it unlawful to build, or commence to build, any structure across, or in any navigable waters of the United States and/or to excavate, or fill, or in any manner alter or modify the course of such navigable waters except on plans that have had the prior approval of the Chief of Engineers and the Secretary of the Army.

You are hereby informed that if the structure built or the work done is not in accordance with the plans attached to this permit, such structure or work is consequently illegal and may impair its sale or security value, or may place you at a disadvantage in suits for damages as a result of collision or other accidents. You are therefore cautioned that if any such material changes in location or plans of the proposed structure or work are found necessary due to unforeseen or altered conditions or otherwise, revised plans should be submitted promptly to this office to the end that, if found unobjectionable from the standpoint of navigation, they may receive the approval required by law before construction thereon is begun.

Previous construction innocently constructed in violation of Sections 9 and 10 of the River and Harbor Act of 3 March 1899, not unreasonably interfering with navigation, may be legalized by the submission of a tracing, showing the work as actually constructed to be forwarded for approval.

It is requested that this office be notified when this work is begun and of its completion date.

FOR THE DISTRICT ENGINEER:

Very truly yours, 014439


JOHN E. ENGLAND
Chief, Construction Division

Incl
Permit

FL-18
Pg 54

(a) That the work shall be subject to the supervision and approval of the District Engineer, Corps of Engineers, in charge of the locality, who may temporarily suspend the work at any time, if in his judgment the interests of navigation so require.

(b) That any material dredged in the prosecution of the work herein authorized shall be removed evenly and no large refuse piles, ridges across the bed of the waterway, or deep holes that may have a tendency to cause injury to navigable channels or to the banks of the waterway shall be left. If any pipe, wire, or cable hereby authorized is laid in a trench, the formation of permanent ridges across the bed of the waterway shall be avoided and the back filling shall be so done as not to increase the cost of future dredging for navigation. Any material to be deposited or dumped under this authorization, either in the waterway or on shore above high-water mark, shall be deposited or dumped at the locality shown on the drawing hereto attached, and, if so prescribed thereon, within or behind a good and substantial bulkhead or bulkheads, such as will prevent escape of the material in the waterway. If the material is to be deposited in the harbor of New York, or in its adjacent or tributary waters, or in Long Island Sound, a permit therefor must be previously obtained from the Supervisor of New York Harbor, Whitehall Building, New York City.

(c) That there shall be no unreasonable interference with navigation by the work herein authorized.

(d) That if inspections or any other operations by the United States are necessary in the interest of navigation, all expenses connected therewith shall be borne by the permittee.

(e) That no attempt shall be made by the permittee or the owner to forbid the full and free use by the public of all navigable waters at or adjacent to the work or structure.

(f) That if future operations by the United States require an alteration in the position of the structure or work herein authorized, or if, in the opinion of the Secretary of the Army, it shall cause unreasonable obstruction to the free navigation of said water, the owner will be required upon due notice from the Secretary of the Army, to remove or alter the structural work or obstructions caused thereby without expense to the United States, so as to render navigation reasonably free, easy, and unobstructed; and if, upon the expiration or revocation of this permit, the structure, fill, excavation, or other modification of the watercourse hereby authorized shall not be completed, the owners shall, without expense to the United States, and to such extent and in such time and manner as the Secretary of the Army may require, remove all or any portion of the uncompleted structure or fill and restore to its former condition the navigable capacity of the watercourse. No claim shall be made against the United States on account of any such removal or alteration.

(g) That the United States shall in no case be liable for any damage or injury to the structure or work herein authorized which may be caused by or result from future operations undertaken by the Government for the conservation or improvement of navigation, or for other purposes, and no claim or right to compensation shall accrue from any such damage.

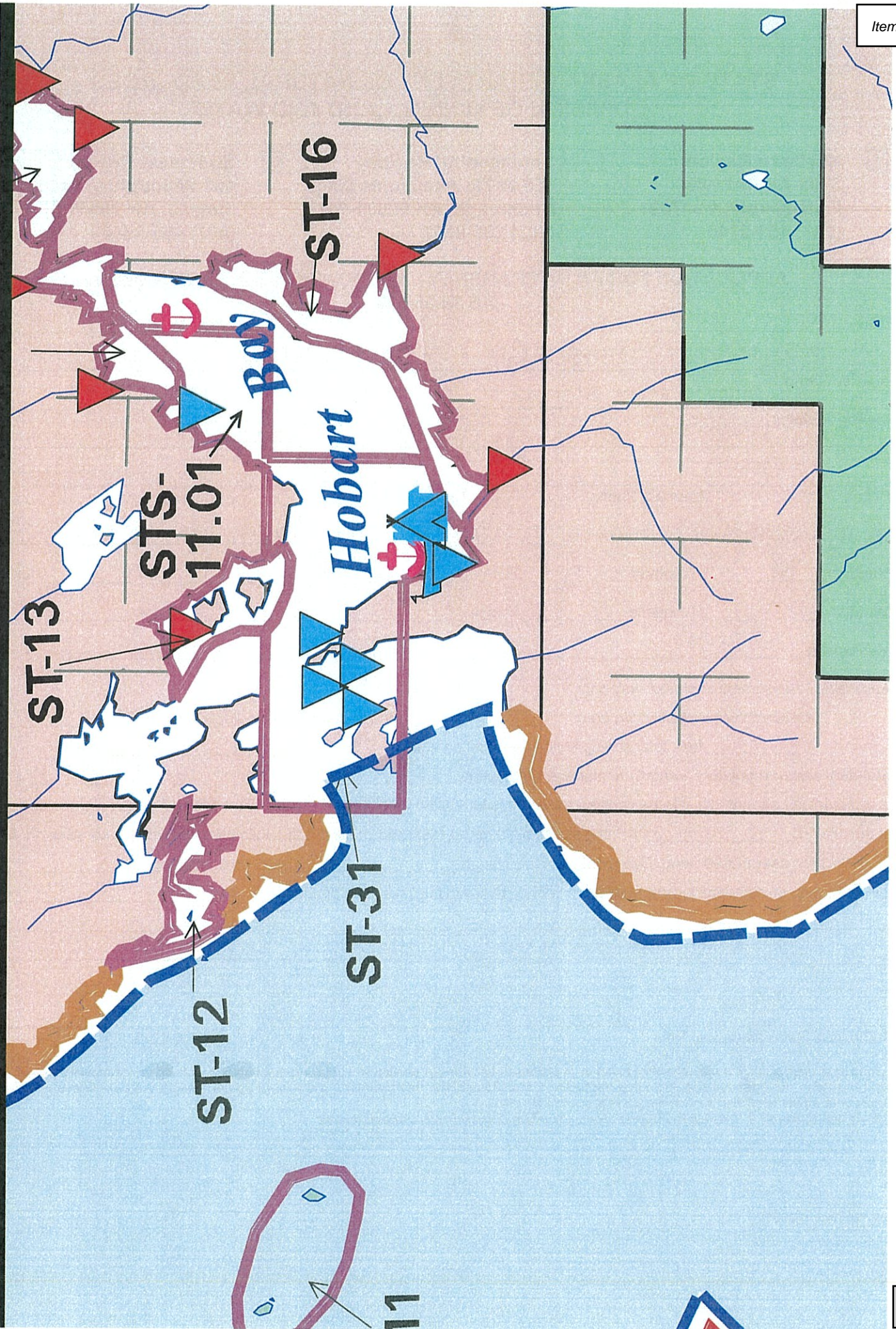
(h) That if the display of lights and signals on any work hereby authorized is not otherwise provided for by law, such lights and signals as may be prescribed by the U. S. Coast Guard, shall be installed and maintained by and at the expense of the owner.

(i) That the permittee shall notify the said district engineer at what time the work will be commenced, and as far in advance of the time of commencement as the said district engineer may specify, and shall also notify him promptly, in writing, of the commencement of work, suspension of work, if for a period of more than one week, resumption of work, and its completion.

(j) That if the structure or work herein authorized is not completed on or before 31st day of December, 1959, this permit, if not previously revoked or specifically extended, shall cease and be null and void.

By authority of the Secretary of the Army:

Carl V. Farrell
CARL V. FARRELL
Colonel, CE
District Engineer



Debra Thompson

From: Rexanne Stafford <rexannestafford@gmail.com>
Sent: Thursday, April 3, 2025 9:02 PM
To: Liz Cabrera; Assembly
Subject: Fwd: T-H airport neighborhood expansion

External Email! Use Caution

Forgot to "reply to all"
 Sent from my iPad

Begin forwarded message:

From: Rexanne Stafford <rexannestafford@gmail.com>
Date: April 3, 2025 at 21:56:17 MST
To: Stephen Giesbrecht <sgiesbrecht@petersburgak.gov>
Subject: Re: T-H airport neighborhood expansion

I'm more worried about all the traffic going up past H&W as it is already a dangerous drive for the present home owners up there. So if T-H does expand to 13 more homes and the city lots sell, that is the potential of having 22 more households, possibly 44 more vehicles using that access past H&W. If T-H decides on duplexes (I believe they can be build on single family residents as we have several up there already) then traffic could increase even more. There was a time when it was important for every developed neighborhood to have a place for kids to play. It's a long trek to the ballfield with children under 6 and they cannot go alone. Even an empty lot designated green space with no upkeep is better than what's up there now. Kids are in the streets playing all the time and it's not such a problem now with the light traffic but that will change. I understand the need for affordable housing but safety still should come first. And as far as not expanding the Manor, the question then is where is our aging population going to be able to live? Manor is full and so is LTC so we should be thinking of this. I know that property was turned over to hospital so it may be that in the future they will address that need. Is there long term planning for the growth and needs of our community happening? I'm just curious to know if safety, traffic flow is even considered when making these decisions? Severson subdivision is large but it has numerous access roads into it.

Sent from my iPad

On Apr 3, 2025, at 16:24, Stephen Giesbrecht
 <sgiesbrecht@petersburgak.gov> wrote:

Rexanne,

The Borough is not planning on adding an additional access road to the Airport Subdivision. PIA has talked about an extension to Excel, and they

were encouraged to talk to the Hospital about partnering up on their plans to build a secondary access road. There are no plans to expand the Manor, which should put your mind at ease on additional traffic from that area.

There is no current plan to dedicate a lot for a playground. The trail to the Ball Fields will continue to be available and the playground at the ball fields is available to the kids from the neighborhood. As I am sure you know, playgrounds are a significant cost for development and maintenance; neither of which is in the Parks & Recreation Budget.

The subdivision development rules will follow the current zoning codes for Single Family Residential which also includes what can and cannot be built on the lots.

I cannot speak to how Tlingit & Haida will be selling their lots, but the Borough is planning to encourage the sale of lots to those potential owners who plan to build a house on their purchased lots. These lots are not for speculation or for the expansion of someone's existing footprint.

Hope this helps with your questions.

-----Original Message-----

From: Rexanne Stafford <rexannestafford@gmail.com>

Sent: Thursday, April 3, 2025 12:49 PM

To: Stephen Giesbrecht <sgiesbrecht@petersburgak.gov>; Liz Cabrera <lcabrera@petersburgak.gov>; Assembly <assembly@petersburgak.gov>

Subject: T-H airport neighborhood expansion

External Email! Use Caution

I am addressing some concerns I have for the expansion. Traffic is already dangerous going by H&W parking lot. People pull out thinking you are turning in to parking lot. I have close misses at least once a month with someone pulling out in front of me when I'm heading home. The corners are also tight. A road will help, where the existing trail is, over to Fram street and the proposed development but if the traffic going up and down the H&W hill is increased the possibility of accidents will too. It may not be feasible to connect Fram at 13th to Fram below, as Manor expansion may need to go there, but what about to Excel? Also there is no place for young kids to play. My neighbor puts a green sign up almost to the middle of right hand lane, "children playing" so neighbor kids can play in her driveway. Which means it is in my traffic lane coming home and I slow down and go around

it. These are kids too young to walk down to the ballpark. I know we need more affordable housing but every neighborhood should have a safe place for children to play. Will existing property owners have first option on adjoining lots? Will there be height restrictions? Will they be put to highest bid and bought up for speculation? Which is what happened in the last sale 25 years ago. Will duplexes be allowed? That doubles the possible number of cars per lot and increasing traffic flow. I hope all these concerns are being addressed, that time and public discussion and input is encouraged before making any firm commitments. Thank you for your consideration.

Debra Thompson

From: Sarah Fine <sarah@finewalshlaw.com>
Sent: Friday, April 4, 2025 2:02 PM
To: Assembly
Cc: Stephen Giesbrecht; Debra Thompson
Subject: Drug Dog not Bite Dog

External Email! Use Caution

Dear Assembly:

For some time our town has discussed the possibility of bringing in a drug-sniffing dog to help prevent the proliferation of drugs like fentanyl in our community. I understand that many organizations like our ferry terminal, airport, and schools wish to screen for illegal drugs using a drug dog.

However, in all of these conversations I have not heard any desire for a K9 unit for use of force. I have heard people hope that our drug dog is "cute," not that they're dangerous.

I beg you, please, please do not approve the purchase of a dual-purpose dog. Police use of force is always frightening to witness even without a police dog involved. I never ever want to see a Petersburg resident chased down and bitten by a military-grade K9 unit. I'm horrified just thinking about it.

If you do approve a drug dog, please only approve a single-use dog, not a dual purpose dog. We really do not need that kind of violence in our small town.

Sincerely yours,
 Sarah Fine-Walsh

--



Sarah Fine-Walsh, Attorney
 Partner | Fine & Walsh, Attorneys at Law

15 North 12th Street, Suite 213A
 Petersburg, Alaska 99833

907.650.7589 | sarah@finewalshlaw.com

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Debra Thompson

From: Margaret Grogan <margaretgrogan@icloud.com>
Sent: Saturday, April 5, 2025 7:52 AM
To: Assembly
Subject: Airport Subdivision

External Email! Use Caution

I am not opposed to progress. We love where we live and welcome new neighbors in this beautiful place.

So, I agree, when building the term to use is "Location, location, location"! However, with regard to the proposed increased in housing in the Airport Subdivision, while maintaining just the ONE already rather precarious exit, I think other terms apply. "Safety, safety, safety," "Emergencies, emergencies, emergencies," and "Accidents, accidents, accidents."

Respectively submitted,

Margaret Grogan.

April 6, 2025

Honorable Assembly members,

Chiming in on the drug dog issue that is coming up for a vote soon. It's never a simple decision when the community faces one of those "but it's free" type situations and I appreciate your diligence on debating this and am proud of the community stepping up to help privately fund a local concern... I vividly remember the concerns over the fire hall that was "free" (fyi... I glad we have the fire hall). So here's my opinion to add to the debate.

I am opposed to the dog for the following reasons:

1. Money: hardly needs to be said that we are entering a period of extreme austerity, local, state and federal. My top priority is basic city functions and school funding, not adding new "tools" that will continue to add costs, Even if private donations cover part of the cost, the community will likely still bear the long-term costs of training, maintenance, and handler staffing—expenses that could grow significantly over time and take away from other important services.
2. Need: I may be myopic on this, and I don't mean to sound uncaring, but none of my family or friends uses drugs, I have a sense of the local characters I might assume have drug issues and it seems like they are never forced to pay for their involvement even though I am fairly certain the police likely know who uses/deals drugs in town. Maybe the tool we need is law/judicial change (more judges/magistrates?) or we could invest instead in education, treatment programs, or youth programs which might better reduce substance abuse and crime over the long term.
3. Use: In my opinion, drug dogs never make me feel secure when I see them in the public, like at SeaTac. I worry about my rights if they pick up the wrong scent on me. They can be quite unnerving in public settings. If it's a dog used to subdue criminals that is trained to attack people, it would not have any value in public relations or use with kids in the schools. I worry they could be used for things not related to drugs, such as large public gatherings. Introducing a drug dog sends a message that our community is prioritizing a punitive approach to a social problem. They are an intimidating tool that could distance our small friendly local police force from the public they are meant to serve and protect.

Thank you for your consideration,

Dan Sullivan

Debra Thompson

From: Sarah Fine <sarahfine90@gmail.com>
Sent: Thursday, April 10, 2025 6:02 PM
To: Mark Jensen; Carey.case@usda.gov
Cc: Assembly; Stephen Giesbrecht; Becky Regula
Subject: Executive Order to Log Mitkof & Kupreanof Islands
Attachments: implementation-secretarial-memo-1078-006.pdf; sm-1078-006.pdf; forest-health-fuels-emergency-lands.pdf

External Email! Use Caution

Dear Mayor Jensen & Ranger Case:

I'm concerned about plans I've just read about to log Mitkof & Kupreanof Islands. This came from Secretary Rollins's Memorandum of April 3, 2025.

<https://www.usda.gov/about-usda/news/press-releases/2025/04/04/secretary-rollins-announces-sweeping-reforms-protect-national-forests-and-boost-domestic-timber>

The map referenced in the memorandum specifically indicates Mitkof & Kupreanof Islands as "Forest Health and Fuels Emergency Situation Determination (FHFESD) lands" for logging.

I suspected that the Tongass would be earmarked for deforestation but I didn't think it would be right in our backyard. Is there anything we can do?

Sincerely,
Sarah Fine-Walsh



Forest Service

Washington Office

1400 Independence Avenue, SW
Washington, D.C. 20250**File Code:** 1300**Date:** April 3, 2025**Route To:****Subject:** Implementation of Secretarial Memo 1078-006**To:** Regional Foresters and Deputy Chiefs

The Forest Service has a rich history of managing America's forests for the public good. Established in 1905, our agency has evolved significantly, adapting to changing societal needs and environmental challenges.

Today, we enter a new era marked by pressing issues like a growing demand for domestic lumber and wildfire resilience. The Executive Order titled "Immediate Expansion of American Timber Production" identifies these issues and set us on a path to overcome them. To address these challenges, we need to increase our active forest management to improve both the prosperity of rural America and the health of our forests. Our efforts will lead to an increase in America's wood independence, a thriving wood products economy, and the protection of our water supply. The value of wood products derived from projects on national forests will play a crucial role in driving economic growth while supporting essential efforts to reduce wildfire risk and promote forest health. Our efforts will also result in a better return on investment for the public we serve by covering more of the costs of the timber program through revenue generated.

The goals we will seek to achieve in actively managing our forests are:

- Support rural economies and forest product industry partners
- Reduce the risk of destructive wildfire by creating and sustaining healthy and resilient forests and watersheds
- Build capacity through workforce alignment and partnerships

To achieve these goals, I am directing the following actions, within current capacity constraints, to be taken to make initial progress:

I am directing the Deputy Chief for the National Forest System, in consultation with other Deputy Chiefs, Regions and Forests, to develop a national strategy that outlines our agency's goals, objectives and initial actions related to increasing active forest management. This will be completed in 30 days.

I am directing all Regional Foresters to develop 5-year strategies, tiered to the national strategy, to increase their timber volume offered, leading to an agencywide increase of 25% over the next 4-5 years. These regional timber strategies will include an assessment of their current 5-year



program of work (POW) that includes timber volume, opportunities to expand that POW, a wood utilization facility risk assessment, barriers to achieving a 25% increase in volume (including information beyond funding needed), and potential solutions to overcoming those barriers. As part of your regional strategy, you'll be required to explore the opportunity to designate *Sustained Yield Units* required for industry investments where active management is needed. Strategies must be completed in 60 days following the release of the national strategy.

I am delegating the authorization to use timber designations by prescription (DxP) and designations by description (DxD) to Forest Supervisors. These types of timber designations should be the default approach in implementing timber projects. Exceptions to these designations must be made in consultation with a Regional Forester. Additionally, virtual boundaries should be used in lieu of marked boundaries whenever possible.

Further, I am directing District Rangers and Forest Supervisors to, in addition to regular timber sale solicitations, utilize direct timber sale opportunities with interested purchasers operating on and around forests. Line officers with interested partners must initiate industry engagement within 60 days to integrate these opportunities into your short- and long-term programs of work.

Finally, all agency timber sales will use base rates or minimum rates, where appropriate, based on the Emergency Authorizations outlined by the Secretary. In addition, within 90 days, Regions will establish standard appraisal rates that can be applied and used over a geographic area where similar conditions exist. The Washington Office is available to assist in this process.

Within the next 24 months, I expect each Regional Forester to establish 2 years' worth of "shelf stock" of timber volume coming from project decisions for out-year implementation of their timber related program of work. These decisions should be in place within the next 24 months. As a part of this, within the next 3 months, and every 6 months thereafter, Districts with suitable timber base and active industry partners will develop projects that can be analyzed using appropriate Categorical Exclusions (CEs) to address active forest management needs. These projects will not only reduce fire risk and support local economies but also result in timber volume sold. National assistance will be made available where needed through the Planning Services Organization and Field Services and Innovation Center (FSIC).

I further direct all Line Officers to use innovative and efficient approaches to meeting the minimum requirements of the National Environmental Policy Act (NEPA), Endangered Species Act, National Historic Preservation Act, and other environmental laws, including categorical exclusions, emergency authorities (including the Secretary's recent expanded Emergency Situation Determination), condition-based management, determinations of National Environmental Policy Act (NEPA) adequacy, and staged or tiered decision-making. In addition, I direct compliance with the NEPA statutory time limits for, completing environmental assessments and environmental impact statements.

To this end, I am directing the Deputy Chief of the National Forest System through the Director of Ecosystem Management Coordination, within 14 days, to release direction for using Emergency NEPA, Endangered Species Act (ESA), and other regulatory authorities to streamline and simplify our permitting processes. This guidance will include mandatory

minimum approaches to scoping, extraordinary circumstances analysis and decision documentation requirements.

We will align our workforce to be efficient in active forest management delivery. I am directing the National Forest System Natural Resources Director to streamline or reduce certification requirements and processes. In the next 4 months, all Forest Supervisors, Regional Forester Teams, and appropriate Washington Office staff will attend a national active forest management meeting to align the goals, objectives and actions associated with the program, followed by regular engagements to ensure continued progress and shared leadership. Within 12 months, all current line officers will complete or refresh Forest Management for Line Officers training. New line officers will complete this training within 12 months of their effective date as a line officer.

There have been significant improvements within the Washington Office with integration of the hazardous fuels, Wildfire Risk Reduction Infrastructure Team (WRRIT), and forest management teams over the last several years and their combined efforts have delivered record accomplishments. Based on the guidance in the Executive Order, I am asking for additional integration to continue building on those successes and chart a new, completely seamless program. Therefore, I am directing the Deputy Chiefs of National Forest System and State, Private and Tribal Forestry to develop a proposal for integration of the teams and funding structures at the Washington Office within 30 days. Additionally, I am directing the same group, in consultation with the Regional Foresters, to develop a strategy field level integration, inclusive of regions and forest, within 6 months.

I expect line officers to work with States, Tribes and Counties to establish priorities and identify opportunities to share resources for execution of regional and national active forest management strategies. I expect this to result in an increase in what region's accomplish through Good Neighbor Agreements. We will emphasize work with industry partners to identify needed, feasible projects on national forests and increase the use of G-Z and A-Z contracting, as well as stewardship agreements and other implementation tools.

We will also find additional opportunities to work with states, counties, tribes and non-governmental partners to increase our active forest management activities on the ground. Internal coordination to build capacity will include increasing commercial product delivery in projects that focus on hazardous fuels reduction, implementing direct financial support programs to industry (Wood Innovation Program and Hazardous Fuels Transportation grants), and identifying opportunities to re-direct existing funds toward active forest management.

The agency will fund up to \$50 Million in Good Neighbor Authority Agreements that will fund road and bridge maintenance and reconstruction for active forest management projects. This work will emphasize the *minimum* standards necessary for safety and removal of wood products.

Finally, it is imperative that we plan and execute salvage and reforestation projects as these disturbances happen to accelerate post-wildfire recovery and reestablish healthy and resilient

forests. We have many critical successes to anchor to, including expanded hazard tree removal efforts along roadways, post fire shaded fuel break construction, and Memorandum of Understandings (MOUs) with key industry partners that have helped us model success at local levels. But we need to do more, and as such, I am directing line officers to prioritize and address salvage opportunities, including leveraging opportunities to work with states, tribes, counties, private industry, and partners to increase the pace and scale of recovery and share in achieving cross-boundary results. I'm also directing the use of existing frameworks and tools, such as Potential Operational Delineations (PODS) and the National Alliance of Forest Owners (NAFO) MOU to capitalize on the opportunity to move quickly, capitalize on value, and restore the areas to more fire resilient conditions. Regions, in consultation with the Washington Office and Forests, will integrate their regional 10-year reforestation implementation strategies with the national active forest management strategy. To the maximum extent practicable, use existing and new categorical exclusions for timber stand improvement, salvage, and other site preparation activities for reforestation, consistent with applicable law. I expect that active management, reforestation and stand improvement activities will reduce wildfire risk, ensure sustainable timber supply, promote forest health, and protect our communities and their water supply.

I want to express my sincere appreciation for your trust and support in these matters. Rest assured, we are committed to our mission, value your service and we will continue to exemplify excellence in stewarding public lands for the American people.

 CHRISTOPHER FRENCH
2025.04.03 16:47:18 -04'00'

CHRISTOPHER B. FRENCH
Acting Associate Chief

Attachment 1: Regional Specific Actions



Secretary Bruce L. Babbitt

**UNITED STATES DEPARTMENT OF AGRICULTURE
OFFICE OF THE SECRETARY
WASHINGTON, D.C. 20250**

SECRETARY'S MEMORANDUM 1078-006

April 3, 2025

**INCREASING TIMBER PRODUCTION AND DESIGNATING AN EMERGENCY
SITUATION ON NATIONAL FOREST SYSTEM LANDS**

1. PURPOSE

Executive Order (EO) 14225, *Immediate Expansion of American Timber Production* (March 1, 2025), highlights the importance of timber production and how forest management and wildfire risk reduction projects can save American lives and communities. The United States has an abundance of timber resources that are more than adequate to meet our domestic timber production needs, but heavy-handed federal policies have prevented full utilization of these resources and made us reliant on foreign producers. It is vital that we reverse these policies and increase domestic timber production to protect our national and economic security. We can manage our forests to better provide domestic timber supply, create jobs and prosperity, reduce wildfire disasters, improve fish and wildlife habitats, and decrease costs of construction and energy. This Secretarial Memorandum details the actions I am directing the Forest Service to take in response to EO 14225.

2. AUTHORITIES

This Memorandum is issued under the authority of the Organic Administration Act of 1897 (16 U.S.C. §§ 472-475, 477-482, 551); Multiple-Use Sustained-Yield Act of 1960 (16 U.S.C. §§ 528-531), Forest and Rangeland Renewable Resources Planning Act of 1974, as amended (16 U.S.C. §§ 1601-1613), and the Infrastructure, Investment, and Jobs Act (16 U.S.C. 6592c); as well as other statutory authorities governing the management, administration and protection of the National Forest System (NFS). Other authorities include, but are not limited to, EO 14225.

3. BACKGROUND

National Forests are in crisis due to uncharacteristically severe wildfires, insect and disease outbreaks, invasive species, and other stressors whose impacts have been compounded by too little active management. For example:

- The *2023 Wildfire Hazard Potential for the United States* report identifies 66,940,000 acres of NFS lands under a very high or high fire risk.
- Roughly 78,800,000 acres of NFS lands are already experiencing, or are at risk of experiencing, insect and disease infestations.

These threats—combined with overgrown forests, a growing number of homes in the wildland-urban interface, and more than a century of rigorous fire suppression—have all contributed to what is now a full-blown wildfire and forest health crisis.

The Forest Service manages 144 million forested acres in 43 States. Forest plans identify approximately 43 million acres suitable for timber production. Over the last five years, the Forest Service has sold an average 3 billion board feet annually.

Immediate action is needed to mitigate risk, protect public health and safety and critical infrastructure, support local and rural economies, and mitigate threats to natural resources on NFS lands. We can do more to contribute to American prosperity and protect our national and economic security.

4. DIRECTIVE

a. EMERGENCY SITUATION DETERMINATION

To address this crisis, I am making an Emergency Situation Determination (ESD) under section 40807 of the Infrastructure Investment and Jobs Act (IIJA). This ESD encompasses 66,940,000 acres of NFS lands rated as very high or high wildfire risk that are hereby determined to be an emergency situation as defined by IIJA. In addition, I have determined that the 78,800,000 acres of NFS lands designated under Section 602 of the Healthy Forest Restoration Act (HFRA), that are experiencing declining forest health; at risk of experiencing substantially increased tree mortality over the next 15 years [from time of designation] from insect and disease infestation; or containing hazard trees posing an imminent risk to public health, infrastructure, and safety, are an emergency situation as defined in the IIJA. There are approximately 33,846,000 acres of NFS lands which overlap between wildfire and insect and disease risk. In total, this ESD designates 112,646,000 acres of NFS lands as an IIJA emergency situation, which is 59 percent of all NFS lands. *See Map #1 Forest Health and Fuels Emergency Situation Determination.* I am also providing federally recognized Tribes, Alaska Native Corporations, and States the ability to request additional areas to be included in this ESD under IIJA section 40807 through the Regional Forester to the Chief of the Forest Service for approval.

Actions taken pursuant to this ESD will support improving the durability, resilience, and resistance to fire, insects, and disease within forests and grasslands across the National Forest System.

Consistent with IIJA section 40807 and this determination, the Forest Service may carry out authorized emergency actions after an ESD is declared to achieve relief from threats to public health and safety, critical infrastructure, and/or mitigation of threats to natural resources on NFS lands. These actions will improve the durability, resilience, and resistance to fire, insects, and disease within national forests and grasslands across the National Forest System. To be eligible to use this authority, at least 50 percent of the treatment areas supporting this authorized emergency action must be within the designated areas.

Proposals using the special emergency action procedures at IIJA section 40807 shall:

- Reduce wildland fire risk to communities, critical infrastructure, or key ecological values; or
- Reduce/mitigate post fire risks needed to protect communities, critical infrastructure, or key ecological values; or
- Reduce hazardous fuels by removing or modifying vegetation to lower the risk of wildfires; or
- Reduce the density of fire-dependent forests; or
- Support the durability and resiliency of forests and grasslands; or
- Reduce hazardous fuels to help make wildfire response, as well as ingress or egress, safer and more effective; and
- Be authorized by the Forest or Grassland Supervisor.

Authorized emergency actions to respond to emergency situations include the:

- Salvage of dead or dying trees;
- Harvest of trees damaged by wind or ice [Note: or other natural disasters];
- Commercial and noncommercial sanitation harvest of trees to control insects or disease, including trees already infested with insects or disease;
- Reforestation or replanting of fire impacted areas through planting, control of competing vegetation, or other activities that enhance natural regeneration and restore forest species [Note: the restoration of forest species includes prevention, suppression, and eradication of insect, disease and invasive species outbreaks];
- Removal of hazardous trees in close proximity to roads and trails;
- Removal of hazardous fuels;
- Restoration of water sources or infrastructure [Note: the restoration of water sources includes watersheds];
- Reconstruction of existing utility lines; and
- Replacement of underground cables.

Any required environmental assessment or environmental impact statement for an authorized emergency action requires analysis of only the proposed action and the no action alternative and is not subject to the project-level pre-decisional administrative review (“objections”) or any processes set forth in 36 CFR Part 218.

b. OTHER EMERGENCY AUTHORITIES

The IIJA section 40807 authority is one of several tools that can be used to achieve expedited compliance around emergencies. Within designated areas, the Forest Service shall deploy, or continue to deploy, other emergency authorities including:

- Emergency and direct hire authorities (including hiring Tribal crews to implement and monitor);
- Expedited contracting authorities or mechanisms, including virtual incident procurement (VIPR), sole source contracting, and USDA contracting authorities and include Tribes within that effort;
- Expedited grant and agreement authorities or mechanisms, including with Tribes;
- Exemptions, waivers, expanded inclusions, and expedited mechanisms for emergency programs on joint efforts with USDA agencies and Tribes;
- Emergency consultation to comply with the Endangered Species Act;
- Emergency and programmatic consultation to comply with the National Historic Preservation Act (NHPA);
- Emergency procedures to comply with the Clean Water Act (CWA); and
- Expedited permitting, certification, and qualification processes as defined in Forest Service directives or as directed by the Chief.

Additional administrative authorities within the Forest Service Chief’s discretion may also be deployed to deliver emergency and expedited response. Nothing herein changes the requirement for Tribal consultation but may require expedited consultation time frames under certain conditions. In scenarios where Tribal consultation time frames need to be expedited, the Forest Service shall notify Natural Resources and Environment.

The agency shall use IIJA Section 40807 where authorized emergency actions can facilitate current and future post-disaster recovery actions within the scope of this Emergency Situation Determination.

c. TIMBER PRODUCTION AND SOUND FOREST MANAGEMENT

In order to increase domestic jobs and prosperity, increase economic independence, and protect our national security, the Forest Service will:

- Issue new or updated guidance to increase timber production, decrease the time to offer timber supply, and increase certainty in future timber supply. This guidance should include use of Good Neighbor Authority, stewardship contracting, and agreements or contracts under the Tribal Forest Protection Act;

- Streamline, to the extent allowable by law, all processes related to timber production, including project planning, decision-making, implementation (including preparation, appraisals and measurements), and required certifications;
- Develop a strategy to improve the efficiency of delivering the timber program and increase quantity and consistency in volume offered; and
- Identify legislative proposals that would improve timber production and sound forest management.

d. SHARED STEWARDSHIP AGREEMENTS

The Forest Service will work with State and local partners and federally recognized Tribes to collaboratively align with their respective priorities. Many States and Tribes have Forest Action Plans that prioritize critical treatment needs, and this memo directs the Forest Service to work with States and Tribes to also prioritize these areas and projects. Given the urgency and cross-jurisdictional nature of the current crisis, the Forest Service shall work quickly to proactively update and expand Shared Stewardship Agreements to bring the full power of our partners to help address this emergency. Immediate implementation of actions under this ESD should proceed concurrently with the updating and creation of these agreements.

e. REPORTING

Each calendar year, the Forest Service shall report to Natural Resources and Environment on the use of emergency authorities that will include those actions taken pursuant to this Forest Health and Fuels Reduction Emergency Situation Determination detailing:

- Status of any ongoing environmental analysis or compliance actions;
- Listing of completed (signed decision) or future compliance actions;
- Status of any ongoing consultation, including the National Historic Preservation Act and Endangered Species Act;
- Status of any ongoing coordination with local or state emergency management offices or other federal agencies;
- Status of coordination and consultation with federally recognized Tribal governments and/or Alaska Native Corporations; and
- Listing of any completed (implemented on the ground) or future mitigating emergency actions, to include number of acres treated or anticipated to be treated.

5. IMPLEMENTATION

The Under Secretary for Natural Resources and Environment is responsible for implementing all aspects of this memo, in coordination with the Office of General Counsel. In the absence of an Under Secretary, the Chief of the U.S. Forest Service will carry out the responsibilities assigned in this Memo.

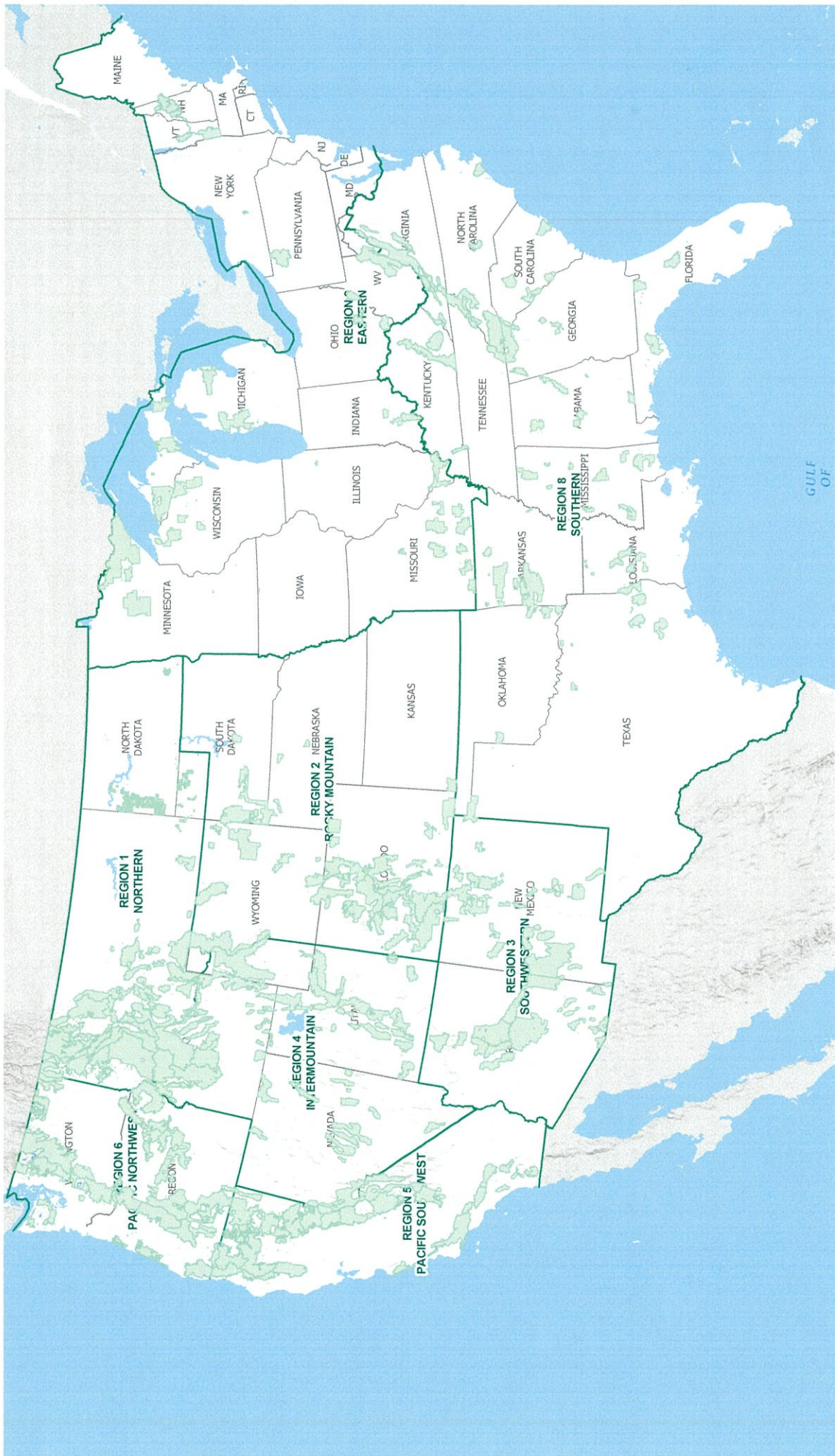
6. EFFECTS OF THIS MEMO

This memo is intended to improve the internal management of the Department and to assure implementation of the above-referenced Executive Order. This memo and any resulting report or recommendations are not intended to, and do not create, any right or benefit, substantive or procedural, enforceable at law or equity by a party against the United States, its departments, agencies, instrumentalities or entities, its officers or employees, or any other person. To the extent there is any inconsistency between the provisions of this memo and any federal laws or regulations, the laws or regulations will control.

7. EFFECTIVE DATE

This memo is effective immediately.

/s/ Brooke L. Rollins
Secretary
U.S. Department of Agriculture



From: Case, Carey - FS, AK
Sent: Monday, April 14, 2025 12:19 PM
To: Sarah Fine; Mark Jensen
Cc: Assembly; Stephen Giesbrecht; Becky Regula
Subject: RE: [External Email]Executive Order to Log Mitkof & Kupreanof Islands

Thank you for reaching out, Sarah. I have seen that memo as well, and don't currently have any details on what that may really look like here on the Petersburg Ranger District in the form of a timber project, or projects. What I can say for the Forest Service is that almost all major projects, including timber projects, include public notice and requests for public comment and engagement in accordance with the National Environmental Policy Act (NEPA). Providing a supply of timber to the American people was one of the original purposes for establishing national forests, and timber harvest is still part of the mission of the Forest Service today. While that may look different at times, our mission to support multiple uses and steward public lands remains the same.

I look forward to hearing from you and working with you as we collaboratively manage the public lands around Petersburg.

Thanks again, and please let me know if you have additional questions.

Carey



Carey Case
District Ranger

Forest Service
Petersburg Ranger District
Tongass National Forest

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