



# Petersburg Borough

12 South Nordic Drive  
Petersburg, AK 99833

## Meeting Agenda Planning Commission Regular Meeting

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Tuesday, June 11, 2024

12:00 PM

Assembly Chambers

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You are invited to a Zoom meeting.

When: June 11, 2024, 12:00 PM Alaska

Topic: June 11, 2024, Regular Planning Commission Meeting

Please click the link below to join the webinar:

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

Meeting ID: 863 7120 3481

Or Telephone:

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

### 1. Call to Order

### 2. Roll Call

### 3. Acceptance of Agenda

### 4. Approval of Minutes

A. April 9, 2024, meeting minutes.

### 5. Public Comments

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

### 6. Consent Calendar

**A.** Acceptance and scheduling of an application from Michelle Brock for a conditional use permit for a home occupation at 310 Sandy Beach Rd. (PID: 01-003-526).

**B.** Acceptance and scheduling of an application from Harold Medalen for a replat of a portion of Block 57 and Lots T-113 thru T119 of ATS 9 located at 110 S Nordic Dr (PID: 01-007-540, 541, 542, 549, 550, 551, 552, 553, 554, 555, 556, 557).

**C.** Acceptance and scheduling of an application from St Catherine of Siena Catholic Church for a conditional use permit for a church in a single-family residential zone at 306 N 3<sup>rd</sup> ST (PID: 01-006-100)

- D.** Acceptance and scheduling of an application from St Catherine of Siena Catholic Church for a conditional use permit for use of a parking lot within 500' for required parking at 306 N 3<sup>rd</sup> ST (PID: 01-006-100).

## **7. Public Hearing Items**

- A.** Consideration of an application from Island Refrigeration to purchase borough-owned property at 107A Dock St. (PID: 01-008-242)

## **8. Non-Agenda Items**

- A.** Commissioner Comments
- B.** Staff Comments
- C.** Next Meeting is July 9, 2024, at 12:00pm.

## **9. Adjournment**



# Petersburg Borough

12 South Nordic Drive  
Petersburg, AK 99833

## Meeting Minutes Planning Commission Regular Meeting

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Tuesday, April 09, 2024

12:00 PM

Assembly Chambers

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### 1. Call to Order

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

### 2. Roll Call

PRESENT

Commission Chair Chris Fry

Commissioner Heather O'Neil  
Commission Secretary Sally Dwyer  
Commissioner Jim Floyd  
Commissioner Phillip Meeks

ABSENT

Commission Vice-Chair John Jensen  
Commissioner Marietta Davis

### 3. Acceptance of Agenda

The agenda was accepted as presented.

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

### 4. Approval of Minutes

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

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

A. March 12, 2024 Meeting Minutes

**5. Public Comments**

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

None

**6. Consent Calendar**

None

**7. Public Hearing Items**

- A. Consideration of a rezone from Rural Residential to Single-family Residential at 1016 and 1020 Sandy Beach Rd. (PID: 01-014-010, 01-014-700).

Agenda item Tabled.

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

- B. Consideration of an application from Marissa Collison for a conditional use permit for a home occupation at 104 Lewis Lane (PID: 01-003-272).

Motion made by Commissioner O'Neil, Seconded by Commission Secretary Dwyer.

Commission Chair Fry spoke to say he thought this was pretty straight forward.

Commissioner Floyd spoke to say he didn't anticipate a lot of traffic or need for a lot of parking.

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

- C. Consideration of an application from Sandy Beach Holdings LLC for preliminary approval of a major subdivision at 410 Sandy Beach Rd (PID: 01-003-275).

Dave Thynes spoke as the surveyor for this project and made himself available for any questions.

Commissioner Meeks spoke asking if there was any spec on having the right size culvert to handle the creek on the property.

Liz Cabrara responded to say when the applicant submits plans to Public Works for the development of the road, they would have an engineer look at it and recommend a culvert size.

Motion made by Commissioner O'Neil, Seconded by Commission Secretary Dwyer.

Commissioner Meeks spoke to say if an individual builds to the back of the lot. The creek could run underneath the pad. He asked if there were any stipulations about creeks running underneath pads or homes.

Liz Cabrera spoke to say when the Borough is going to issue a building permit, the building official would talk to the property owner about drainage but there isn't anything specific in the code about drainage, it just says allow for drainage.

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

- D. Consideration of an application from Brian and Aleksandra Richards for a replat of Lots 3A & 8A, Block 30, USS 1252 located at 203 Lumber St/13 E Lansing St. (PID: 01-007-737, 01-007-738).

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

Commission Chair Fry spoke and said this looks straight forward and there are a couple of sheds on the property line that they were trying fix by this replat.

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

- E. Consideration of an application from Harold Medalen for a replat of a portion of Block 57 and Lots T-113 thru T119 of ATS 9 located at 110 S Nordic Dr (PID: 01-007-540, 541, 542, 549, 550,551, 552, 553,554, 555,556,557).

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

Discussion regarding fire code and distance between the home on 5A and 118A.

Dave Thynes spoke as the surveyor to say Mr. Medalen would like to eliminate the property line between 5A and 118A if the fire code isn't waived, leaving lots 5A and 118A as one, if that satisfies the requirements.

Commissioner O'Neil made a motion to amend the original motion to not subdivide lots 5A and 118A, leave these two lots as one and keep the rest of the replat the same. Seconded by Commissioner Floyd.

Joe Bertagnoli gave his comment regarding fire code and not to waive on safety. There is no grandfathered in and if a new lot line is put in, you measure to the property line. Right now, the buildings are over 9 feet apart.

The amendment passes unanimously.

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

The original motion passes unanimously.

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

**8. Non-Agenda Items**

A. Commissioner Comments

None

B. Staff Comments

Community Development Director Liz Cabrera commented on the two public hearing items that were withdrawn during last meeting. Alaska Mental Health Trust Land Office, Mitkof Hwy property Lots 24C and 25C to dedicate as public right-of-way.

Discussion between Liz the Commissioners and Dave Thynes, surveyor who has worked with the Kegans for 3 years to resolve this.

C. Next Meeting is May 14, 2024, at 12:00PM.

Liz Cabrera said there may not be agenda items for the next meeting.

**9. Adjournment**

The meeting adjourned at 12:38pm.

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

 <b>PETERSBURG BOROUGH</b> <b>CONDITIONAL USE APPLICATION</b>	CODE TO: <b>110.000.404110</b>
	BASE FEE: \$50.00
	PUBLIC NOTICE FEE: \$70.00
	<b>TOTAL: \$120.00</b>

DATE RECEIVED: 5/13/24 RECEIVED BY: KG CHECK NO. or (CC): 120.-pd

APPLICANT/AGENT	LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME <u>Michelle Brock - and</u>	NAME <u>Richard Brock</u>
MAILING ADDRESS <u>PO Box 2127</u>	MAILING ADDRESS <u>same</u>
CITY/STATE/ZIP <u>Petersburg AK 99833</u>	CITY/STATE/ZIP <u>same</u>
PHONE <u>907-518-0184</u>	PHONE <u>907-518-0185</u>
EMAIL <u>mmbrock30@gmail.com</u>	EMAIL <u>rbrock@pcsd.us</u>

**PROPERTY INFORMATION**

PHYSICAL ADDRESS or LEGAL DESCRIPTION:  
310 Sandy Beach Road

PARCEL ID: <u>01003525</u>	ZONE: <u>Residential</u>	OVERLAY:
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CURRENT USE OF PROPERTY: <u>House</u>	LOT SIZE: <u>181.73 x 149.97</u>
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PROPOSED USE OF PROPERTY (IF DIFFERENT):  
Personal training in studio in house

SEPTIC SYSTEM: Is there a septic system on the property  YES  NO  
What is current or planned system?  Municipal  DEC-approved on-site

WATER SOURCE:  Municipal  Cistern/Roof Collection  Well

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

**TYPE OF APPLICATION**

- Home Occupation. Please include copy of current Sales Tax Registration Application personal training
- Residential Use in Industrial District
- Other:

**Submittals**

Please submit site plan. For home occupation permits, please include a site plan showing location and size of area to be used for the home occupation (including storage). and location and size of area available for off-street parking.

**SIGNATURE(S):**

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

Applicant(s): Michelle Brock Date: 5/11/24

Owner(s): Michelle + Richard Brock Date: 5/11/24

### 19.72 CONDITIONAL USE APPLICATION

Applicant(s): Michelle Brode

Address or PID: 310 Sandy Beach Road

Project Summary: Personal training in small exercise studio in home.

**Conditions of approval as required in Petersburg Municipal Code 19.72.020:**

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

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

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

See attached for driveway parking. We have plenty of room for the 1 or 2 cars that will park at one time

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



**CURVE DATA**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	498.34	03°16'29"	45.51	45.49	N. 47°29'16" W
C2	498.34	03°01'23"	26.05	26.05	N. 55°04'21" W



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE SURVEYED THE FOLLOWING DESCRIBED PROPERTY:

LOT 10A, BLOCK 311, U.S. SURVEY 1252A

ATTACHED AS REFERENCE DISTRICT

AND THAT THE AMENDMENTS SITUATED THEREON ARE WITHIN THE PROPERTY LINES AND DO NOT AFFECT OR ENTAIL THE PROPERTY.

ADDITIONAL NOTE: THAT NO AMENDMENTS ON PROPERTY LINE, ADJACENT THERETO ENTAIL OR AFFECT THE PROPERTY LINES AND DO NOT AFFECT OR ENTAIL THE PROPERTY.

DATE OF RECORD: TRANSMISSION LINES ON OTHER POWER LINES ON SAID PROPERTY EXCEPT AS INDICATED HEREON.

DATED AT PETERSBURG, ALASKA THIS 5TH DAY OF FEBRUARY 2008

*[Signature]*



**AS-BUILT SURVEY**  
OF LOTS 10A OF BLOCK 311  
OF U.S. SURVEY 1252  
PLAT NO. 87-2

PETERSBURG RECORDING DISTRICT

CLIENT: RICK G. BRAUN  
P.O. BOX 211  
PETERSBURG, AK 99783

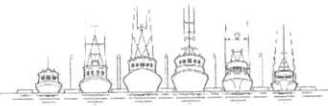
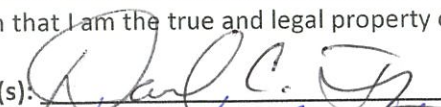
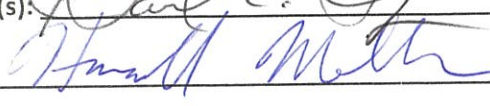
DATE: 2/5/08

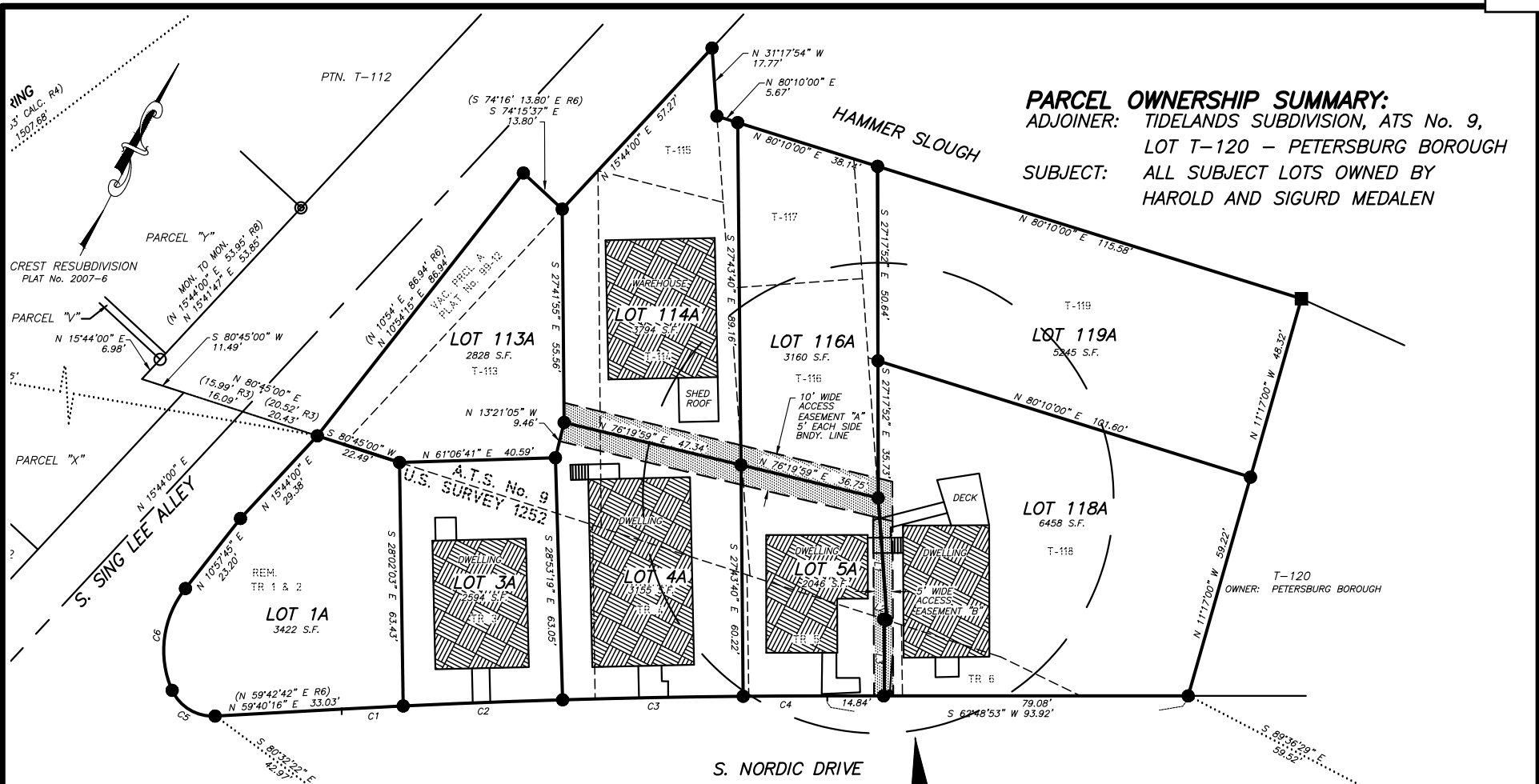
SCALE: 1" = 20'

**SURVEYOR**  
**RICK G. BRAUN, L.S.**  
P.O. BOX 211, PETERSBURG, AK 99783  
PH (907) 772-5866

SURVEY COMPLETED FEBRUARY 6, 2008  
DRAWN BY R.G.B., PROJECT NO. 06



 <b>PETERSBURG BOROUGH LAND USE APPLICATION</b>		CODE TO: <b>110.000.404110</b>
		BASE FEE:
		PUBLIC NOTICE FEE: \$70.00
		<b>TOTAL:</b>
DATE RECEIVED:	RECEIVED BY:	CHECK NO. or CC:
<b>APPLICANT/AGENT</b>		<b>LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)</b>
NAME <b>Dave Thynes</b>	NAME <b>Harold Medalen</b>	
MAILING ADDRESS <b>PO Box 533</b>	MAILING ADDRESS <b>PO Box 821</b>	
CITY/STATE/ZIP <b>Petersburg, AK 99833</b>	CITY/STATE/ZIP <b>Petersburg, AK 99833</b>	
PHONE <b>907-518-0075</b>	PHONE <b>907-518-0506</b>	
EMAIL <b>fvnnoncona@gmail.com</b>	EMAIL <b>haroldmedalen@yahoo.com</b>	
<b>PROPERTY INFORMATION</b>		
PHYSICAL ADDRESS or LEGAL DESCRIPTION: <b>110 S Nordic Dr</b>		
PARCEL ID:	ZONE: <b>C-2</b>	OVERLAY:
CURRENT USE OF PROPERTY: <b>C-2</b>	LOT SIZE: <b>32,704</b>	
PROPOSED USE OF PROPERTY (IF DIFFERENT): <b>same</b>		
CURRENT OR PLANNED SEWER SYSTEM: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> DEC-approved on-site system		
CURRENT OR PLANNED WATER SOURCE: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Cistern/Roof Collection <input type="checkbox"/> Well		
LEGAL ACCESS TO LOT(S) (Street Name): <b>S. Nordic Dr, Sing Lee Alley</b>		
<b>TYPE OF APPLICATION &amp; BASE FEE</b>		
<input type="checkbox"/> 19.84 Zoning Change (\$100)		
<input type="checkbox"/> 18.18 Record of Survey (\$50) (Note: No Public Notice Fee)		
<input checked="" type="checkbox"/> 18.20 Minor Subdivision/18.24 Preliminary Plat/18.19 Replat (\$75 + \$10 per lot)		
<input type="checkbox"/> 18.24 Final Plat (\$25 per lot)		
<b>SUBMITTALS:</b>		
For Zoning Change, please submit letter stating the new zoning and explaining the need for the change. For Subdivision approvals, please submit a prepared plat map as required by borough code.		
<b>SIGNATURE(S):</b>		
I hereby affirm all of the information submitted with this application is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner(s) or authorized agent thereof for the property subject herein.		
Applicant(s): 		Date: <b>5-31-24</b>
Owner: 	<b>PERSONAL REPRESENTATIVE OF ESTATE OF SIGRID MEDALEN</b>	Date: <b>5-31-2024</b>
Owner: _____		Date: _____
Owner: _____		Date: _____



**PARCEL OWNERSHIP SUMMARY:**  
 ADJOINER: TIDELANDS SUBDIVISION, ATS No. 9,  
 LOT T-120 – PETERSBURG BOROUGH  
 SUBJECT: ALL SUBJECT LOTS OWNED BY  
 HAROLD AND SIGURD MEDALEN

**PRELIMINARY SUBDIVISION PLAN OF THE MEDALEN SUBDIVISION**

A REPLAT & SUBDIVISION OF THE REMAINDER OF TRACTS 1 & 2 AND OF TRACT 3 – 6 OF BLOCK 57 OF U.S. SURVEY 1252 AND OF LOTS "T-113" – "T-119" AND OF VACATION PARCEL "A" OF THE TIDELANDS ADDITION SUBDIVISION OF A.T.S. 9 PLAT No. 64-176

CREATING LOT 1A & LOTS 3A-5A, LOTS 113A, 114A, 116A, 118A, AND 119A

PETERSBURG RECORDING DISTRICT

**AREA SUMMARY:**

- LOT 1A = 3,422 S.F.
- LOT 3A = 2,594 S.F.
- LOT 4A = 3,155 S.F.
- LOT 5A = 2,046 S.F.
- EASEMENT "A" = 882 S.F.
- EASEMENT "B" = 230 S.F.
- LOT 113A = 2,828 S.F.
- LOT 114A = 3,794 S.F.
- LOT 116A = 3,160 S.F.
- LOT 118A = 6,458 S.F.
- LOT 119A = 5,245 S.F.

CLIENT: HAROLD MEDALEN  
 P.O. BOX 821  
 PETERSBURG, AK 99833

SEE DETAIL ON PAGE 2 OF 2



GRAPHIC SCALE 1 IN. = 40 FT.

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

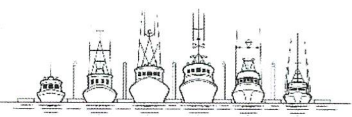
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DRAWING COMPLETED 6/3/24 DRAWN BY D.C.T.

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DRAWING No. MEDALEN SUBD 2024 REV4 PAGE 1/2





# PETERSBURG BOROUGH CONDITIONAL USE APPLICATION

- USE -

CODE TO:	110.000.4041
BASE FEE:	\$50.00
PUBLIC NOTICE FEE:	\$70.00
TOTAL:	\$120.00

DATE RECEIVED: \_\_\_\_\_ RECEIVED BY: \_\_\_\_\_ CHECK NO. or CC: \_\_\_\_\_

APPLICANT/AGENT	LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME <b>RICH CONNERN</b>	NAME <b>CORP. OF THE CATHOLIC ARCH BISHOP OF THE ANCHORAGE - JUNEAU DIOCESE</b>
MAILING ADDRESS <b>1623 DENNIS DR.</b>	MAILING ADDRESS <b>225 CORDOVA ST.</b>
CITY/STATE/ZIP <b>TYLER TX. 75701</b>	CITY/STATE/ZIP <b>ANCHORAGE AK. 99501-2409</b>
PHONE <b>(907) 723 3190</b>	PHONE <b>(907) 297 7726 (MATT MEGGS)</b>
EMAIL <b>rc2@sci.net</b>	EMAIL <b>mmeggs@qoaj.org</b>

### PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION:

**306 N. 3RD. ST. PETERSBURG AK. 99833**

PARCEL ID: <b># 01-006-100</b>	ZONE: <b>Single family Res.</b>	OVERLAY:
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CURRENT USE OF PROPERTY: <b>CHURCH on single family residential lot</b>	LOT SIZE: <b>18,850 S.F.</b>
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PROPOSED USE OF PROPERTY (IF DIFFERENT):

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SEPTIC SYSTEM: Is there a septic system on the property?  YES  NO

What is current or planned system?  Municipal  DEC-approved on-site system

WATER SOURCE:  Municipal  Cistern/Roof Collection  Well

LEGAL ACCESS TO LOT(S) (Street Name): **DOLPHIN ST.**

### TYPE OF APPLICATION


- Home Occupation. Please include copy of current Sales Tax Registration Application
- Residential Use in Industrial District
- Other: **(1) church use in single family residential**  
~~**(2) allow off-street parking on a separate municipal lot within 500 ft.**~~

### Submittals

Please submit site plan. For home occupation permits, please include a site plan showing location and size of area to be used for the home occupation (including storage). and location and size of area available for off-street parking.

### SIGNATURE(S):

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

Applicant(s):  Date: May 15, 2024

Owner(s): \_\_\_\_\_ Date: \_\_\_\_\_

### 19.72 CONDITIONAL USE APPLICATION

Applicant(s): Rich Connors N / Rich Connors Architecture LLC

Address or PID: 1623 Dennis Drive Tyler TX 75701

Project Summary: Restoring St. Catherine's Catholic church and support structures to the original configuration with most importantly the church returning to its prominent corner location and functionality.

Conditions of approval as required in Petersburg Municipal Code 19.72.020:

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

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

Restoring the corner church back to its original size and prominence at 3rd and Dolphin is: No New Configuration. THE ST. CATHERINE'S community is presenting A status quo Request in their quest to build what was lost.

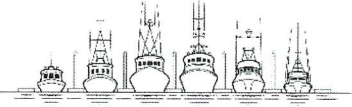
2. Exits and entrances and off-street parking for the conditional use shall be located to prevent traffic hazards or congestion on public streets.

THE CHURCH will use the existing curb cut on Dolphin street and there will be no new entrances.

An additional conditional use will be applied for due to ~~the~~ parking needs.

It is worth noting that the majority time of use for the church will occur when the school is not in session.

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



# PETERSBURG BOROUGH CONDITIONAL USE APPLICATION - PARKING -

CODE TO:	110.000.4041
BASE FEE:	\$50.00
PUBLIC NOTICE FEE:	\$70.00
TOTAL:	\$120.00

DATE RECEIVED: \_\_\_\_\_ RECEIVED BY: \_\_\_\_\_ CHECK NO. or CC: \_\_\_\_\_

APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)	
NAME	RICH CONNEEN (ARCHITECT)	NAME	CORP. OF THE CATHOLIC ARCHDIOCESE BISHOP - ANCHORAGE / JUNEAU DIOCESE
MAILING ADDRESS	1623 DENNIS DR.	MAILING ADDRESS	225 CORDOVA ST.
CITY/STATE/ZIP	TYLER TX. 75701	CITY/STATE/ZIP	ANCHORAGE AK. 99501-2409
PHONE	(907) 723 3190	PHONE	907 297 7726 (Matt Meggs)
EMAIL	rc2@goi.net	EMAIL	mmeggs@aoad.org

### PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION:

306 N. 3RD St. Petersburg AK. 99833

PARCEL ID:	# 01-006-100	ZONE:	Single Family Res.	OVERLAY:	
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CURRENT USE OF PROPERTY:	CHURCH ON SINGLE FAMILY RESIDENTIAL LOT	LOT SIZE:	18,850 SQ. FT.
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PROPOSED USE OF PROPERTY (IF DIFFERENT):  
✓

SEPTIC SYSTEM: Is there a septic system on the property?  YES  NO

What is current or planned system?  Municipal  DEC-approved on-site system

WATER SOURCE:  Municipal  Cistern/Roof Collection  Well

LEGAL ACCESS TO LOT(S) (Street Name): DOLPHIN STREET

### TYPE OF APPLICATION

- Home Occupation. Please include copy of current Sales Tax Registration Application
- Residential Use in Industrial District
- Other: Allow OFF-STREET PARKING on separate municipal lot within 500 FT.

### Submittals

Please submit site plan. For home occupation permits, please include a site plan showing location and size of area to be used for the home occupation (including storage). and location and size of area available for off-street parking.

### SIGNATURE(S):

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

Applicant(s): [Signature] Date: 15 May, 2024

Owner(s): \_\_\_\_\_ Date: \_\_\_\_\_



## 19.72 CONDITIONAL USE APPLICATION

Applicant(s): Richt CONNEEN / Richt CONNEEN ARCHITECTURE LLC

Address or PID: 1623 DENNIS DR. TYLER TX 75701

Project Summary: RESTORING St. Catherine's Catholic church and support structures to the original configuration with Most importantly the church returning to its Prominent corner location and functionality.

Conditions of approval as required in Petersburg Municipal Code 19.72.020:

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

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

FOR DECADES, BEFORE LAST YEARS FIRE, THE CHURCH HAD ON STREET PARKING AVAILABLE ON DOLPHIN STREET BECAUSE THE STREET IS RELATIVELY EMPTY DURING THE SCHEDULE OF church Services.

THIS IS STILL TRUE BUT THIS PERMIT SEeks TO DESIGNATE THE MUNICIPAL LOT ACROSS THE STREET AS THE DESIGNATED PARKING.

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

THERE WILL STILL BE A DRIVEWAY FOR THE APARTMENT ON SITE THAT CURB CUT WILL NOT BE CHANGED AND WILL REMAIN.

THE OVERALL EFFECT WILL BE NO DIFFERENT FROM CONDITIONS PRIOR TO THE FIRE AND THEREFORE STATUS QUO.

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

# Planning Commission Staff Report & Finding of Fact

Meeting Date: June 11, 2024

APPLICANT/AGENT:

Island Refrigeration, LLC  
Brock Snider

OWNER(S), IF DIFFERENT:

Petersburg Borough

LEGAL DESCRIPTION:

McFadden Lease Parcel B,  
Plat#95-7

LOT AREA:

3,923 Sq Ft

LOCATION:

107A Dock St

SURROUNDING ZONING:

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

ZONING:

Industrial

PID:

01-008-242

APPLICATION SUBMISSION DATE:

4/2/2024

I. APPLICANT REQUEST: The applicant has requested to purchase Borough owned property located off Dock Street. (PID: 01-008-242)

II. APPLICABLE CODE:

- 16.12 ACQUISITION OR DISPOSAL OF BOROUGH PROPERTY
- 16.16 TIDELANDS
- 19.44 INDUSTRIAL DISTRICT

III. FINDINGS:

- a. The subject property is approximately 3,923 sf of vacant waterfront property owned by the Petersburg Borough.
- b. The subject property is zoned industrial.
- c. The proposed use of the property is to establish a marine refrigeration and electrical facility to serve the commercial fishing fleet. The intended use is consistent with the existing zoning.
- d. The property has legal access to Dock St.
- e. Municipal utilities are located at Dock St but would need to be extended to the subject parcel.
- f. No portion of the property is located within a flood zone.
- g. Per borough code, tidelands maybe sold in isolated and necessary instances when not needed for public purposes.
- h. Borough departments have reviewed the request and determined the property is not needed for a public purpose. Additional comments are attached.

# Planning Commission Staff Report & Finding of Fact

Meeting Date: June 11, 2024

## 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 Industrial.

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 McFadden Lease Parcel B, Plat #95-7 be approved for sale along with the findings as presented.

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

- a. The subject property is not needed for a public purpose.
- b. The subject property is appropriately zoned for its intended future use.

## EXHIBITS

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

Applicant Material



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: [Signature]
Fee: \$560.00
Date Rec'd: 4/2/24

Date: 4/1/2024

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

Parcel ID #(s) of Subject Property:
01-008-242
T-37 PTN, Section 28, T58S, R79E, Survey A759

Proposed term of lease: \_\_\_\_\_
(total years)

Legal Description of Property:
107A Dock St.

Current Zoning of Property:
INDUSTRIAL

Applicant Name: ISLAND REFRIGERATION, LLC

Applicant Mailing Address: BROCK SNIDER
PO Box 2185, PETERSBURG AK 99833

Applicant Contact Info: BROCK SNIDER 907-518-1310
Brock@islandref.com

1. Size of Area requested (identify the minimum area necessary in square feet): 3,923

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

SEE ATTACHED

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

SEE ATTACHED

THIS PARCEL WOULD BE USED FOR THE SAME PURPOSES AS ISLAND REFRIGERATION HAS APPLIED FOR IN THE LAND DISPOSAL APPLICATION FOR THE ADJACENT PROPERTY (A PORTION OF WILSON TIDELANDS LEASE PLAT # 2000-6 T-37)

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

PETERSBURG BOROUGH  
US COAST GUARD, LESSEE

5. Are there any existing permits or leases covering any part of the land applied for?

\_\_\_ Yes  No If yes, please check one: (\_\_\_ Lease \_\_\_ Permit)

Describe the type of permit or lease, if applicable, and the name and last known address of the permittee or lessee:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. What local, state or federal permits are required for the proposed use? (list all)

LOCAL BUILDING PERMIT

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

A. Name, address and place of incorporation: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Name and address of resident agent: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

SEE ATTACHED NARRATIVE

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

SEE ATTACHED NARRATIVE

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

Department Comments: See attached for comments from Utility Director Hagerman (Elec, W, WW), Harbor Master Wollen, PW Director Cotha and Com Dev Director Cabrera.

Signature of Department Commenter

Department Comments:

Signature of Department Commenter

Department Comments:

Signature of Department Commenter

Department Comments:

Signature of Department Commenter

Island Refrigeration General Purpose for Applying to Purchase Land

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

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

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

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

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

3. Narrative on Use of Property:

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

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

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

9. Consistency with the Borough's Comprehensive Plan:

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



**Debra Thompson**

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**From:** Chris Cotta  
**Sent:** Tuesday, April 2, 2024 12:25 PM  
**To:** Glorianne Wollen; Debra Thompson; Karl Hagerman; Liz Cabrera  
**Subject:** RE: Island Refrigeration Land Purchase Application PID #01-008-242

All,  
  
Comments from Public Works remain the same as before – no changes needed.  
  
Chris

**From:** Glorianne Wollen <gwoollen@petersburgak.gov>  
**Sent:** Tuesday, April 2, 2024 12:24 PM  
**To:** Debra Thompson <dthompson@petersburgak.gov>; Karl Hagerman <khagerman@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>; Liz Cabrera <lcabrera@petersburgak.gov>  
**Subject:** RE: Island Refrigeration Land Purchase Application PID #01-008-242

Ok, thank you.

**From:** Debra Thompson <dthompson@petersburgak.gov>  
**Sent:** Tuesday, April 2, 2024 12:05 PM  
**To:** Glorianne Wollen <gwoollen@petersburgak.gov>; Karl Hagerman <khagerman@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>; Liz Cabrera <lcabrera@petersburgak.gov>  
**Subject:** RE: Island Refrigeration Land Purchase Application PID #01-008-242

It's a completely separate application. Will need to be appraised, etc.

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

Petersburg Borough  
907-772-5405



**From:** Glorianne Wollen <gwoollen@petersburgak.gov>  
**Sent:** Tuesday, April 2, 2024 12:03 PM  
**To:** Karl Hagerman <khagerman@petersburgak.gov>; Debra Thompson <dthompson@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>; Liz Cabrera <lcabrera@petersburgak.gov>  
**Subject:** RE: Island Refrigeration Land Purchase Application PID #01-008-242  
  
Thanks Debbie, my prior comments to the original application still apply.

**Debra Thompson**

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

Hi Debbie,

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

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

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

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

Thanks, Glo

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

**Debra Thompson**

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

All,

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

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

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

Liz, Glo, Karl & Chris,

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

Thank you,  
Debbie

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

Petersburg Borough  
907-772-5405

On another note, Is he expecting to slip that in under the same purchase agreement or expecting the cost go up a little (\$56,000) using the number Ramsey applied to the larger parcial.

Thanks!

**From:** Karl Hagerman <[khagerman@petersburgak.gov](mailto:khagerman@petersburgak.gov)>  
**Sent:** Tuesday, April 2, 2024 11:59 AM  
**To:** Debra Thompson <[dthompson@petersburgak.gov](mailto:dthompson@petersburgak.gov)>; Glorianne Wollen <[gwollen@petersburgak.gov](mailto:gwollen@petersburgak.gov)>; Chris Cotta <[ccotta@petersburgak.gov](mailto:ccotta@petersburgak.gov)>; Liz Cabrera <[lcabrera@petersburgak.gov](mailto:lcabrera@petersburgak.gov)>  
**Subject:** RE: Island Refrigeration Land Purchase Application PID #01-008-242

The water, wastewater and electric departments do not need the subject lot for any public purpose.

Thanks,

Karl Hagerman  
Utility Director  
907-772-5421

**From:** Debra Thompson <[dthompson@petersburgak.gov](mailto:dthompson@petersburgak.gov)>  
**Sent:** Tuesday, April 2, 2024 11:51 AM  
**To:** Karl Hagerman <[khagerman@petersburgak.gov](mailto:khagerman@petersburgak.gov)>; Glorianne Wollen <[gwollen@petersburgak.gov](mailto:gwollen@petersburgak.gov)>; Chris Cotta <[ccotta@petersburgak.gov](mailto:ccotta@petersburgak.gov)>; Liz Cabrera <[lcabrera@petersburgak.gov](mailto:lcabrera@petersburgak.gov)>  
**Subject:** Island Refrigeration Land Purchase Application PID #01-008-242

Karl, Glo, Chris & Liz,

Please find attached a new land purchase application filed today by Brock Snider with Island Refrigeration for a @ 4,000 sq. ft. lot next to the one he already applied to purchase on the south side of Dock Street. He had included this smaller parcel in his original application, but I didn't notice that it was included and only brought forward PID #01-0010-035 to the Planning Commission and Assembly - and that is all we obtained an appraisal for. Brock isn't worried about the error but does want to apply to purchase this parcel as well.

Please respond via email whether your department needs this parcel for a public purpose.

Thank you,  
Debbie

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

Petersburg Borough  
907-772-5405

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

SEE ATTACHED NARRATIVE

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

SEE ATTACHED NARRATIVE

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

Department Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature of Department Commenter

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

\_\_\_\_\_  
\_\_\_\_\_

Liz Cabrera

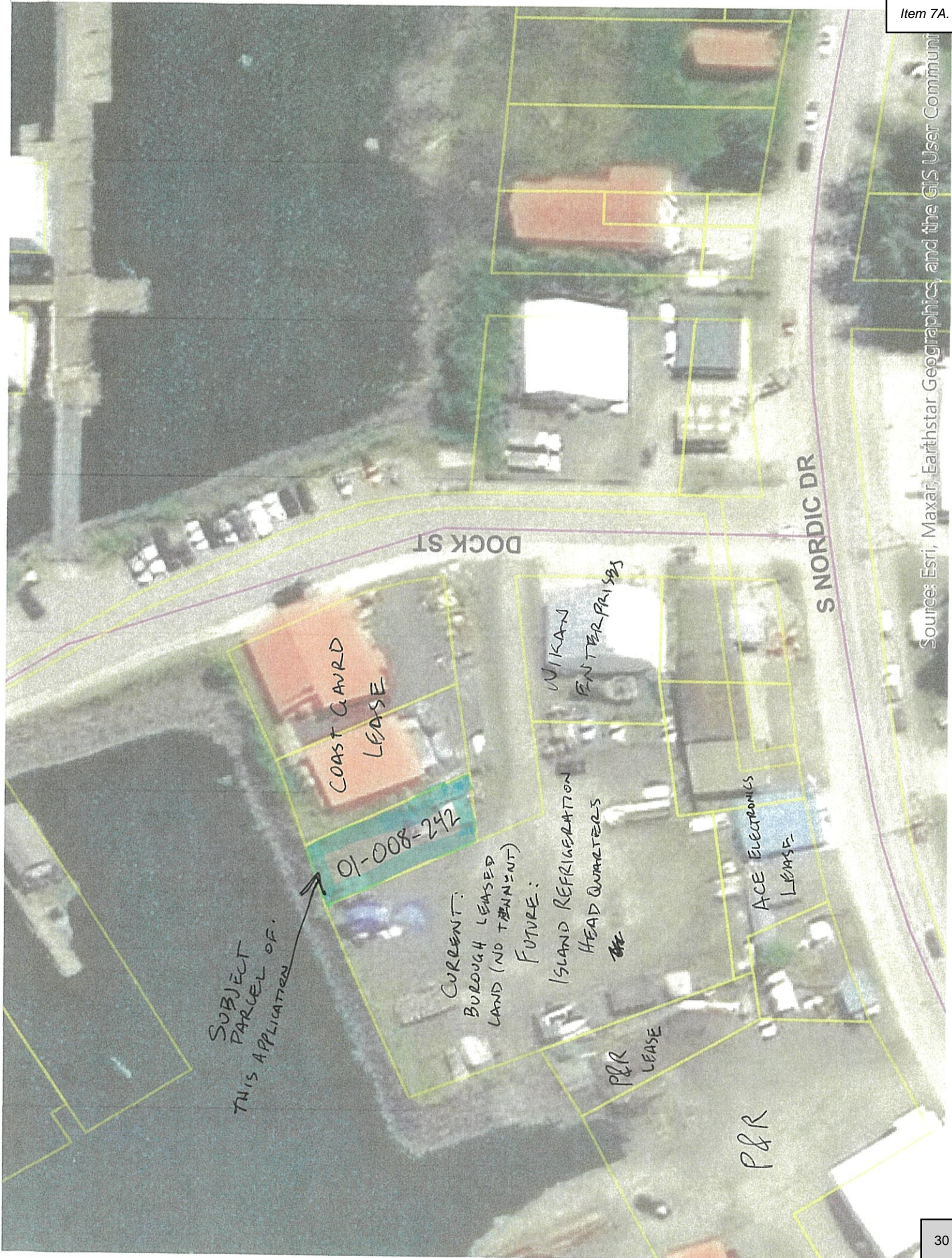
\_\_\_\_\_  
Signature of Department Commenter

Department Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature of Department Commenter

Department Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature of Department Commenter



SUBJECT  
PARCEL OF  
THIS APPLICATION

COAST GUARD  
LEASE

01-008-242

CURRENT:  
BOROUGH LEASED  
LAND (NO TENANT)

FUTURE:  
ISLAND REFRIGERATION  
HEAD QUARTERS

WIKAN  
ENTERPRISES

ACE Electronics  
LEASE

P&R  
LEASE

P&R

DOCK ST

S NORDIC DR

**NOTICE TO APPLICANT(s):**

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

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

**Please sign application in the presence of a Notary Public.**

*BK Sh*

Applicant/Applicant's Representative

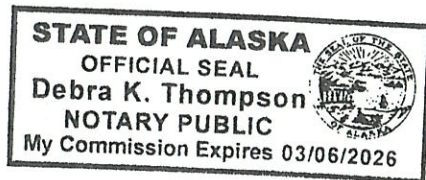
Subscribed and sworn to by Brock Snider, who personally appeared

before me this 2<sup>nd</sup> day of April, 2024.

*Debra K Thompson*

Notary Public

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

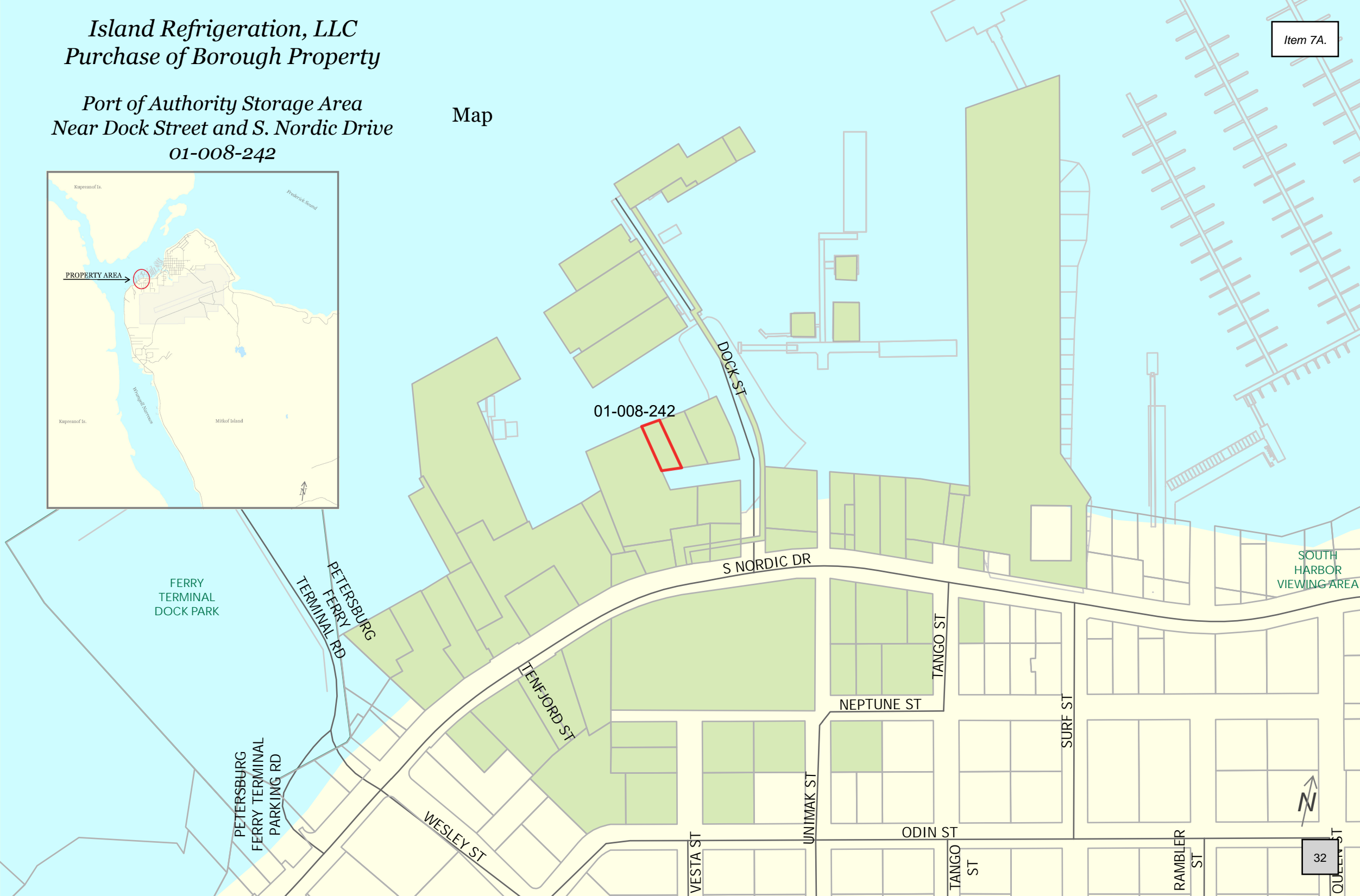
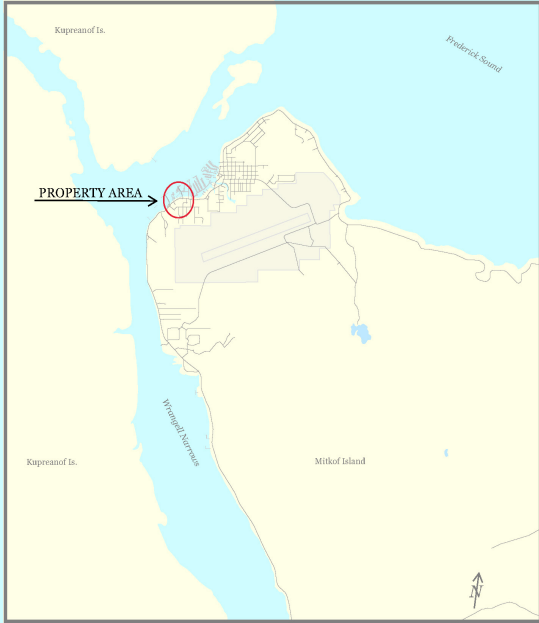


# Island Refrigeration, LLC Purchase of Borough Property

Port of Authority Storage Area  
Near Dock Street and S. Nordic Drive  
01-008-242

Map

Item 7A.







May 20, 2024

**WIKAN JOHN B WIKAN SHERI L WIKAN ENTERPRISES INC  
PO BOX 929  
PETERSBURG, AK 99833-0929**

**NOTICE OF SCHEDULED PUBLIC HEARINGS**

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

**An application from Island Refrigeration to purchase borough-owned property at 107A Dock St. (PID: 01-008-242)**

The public hearing and consideration of the application will be held:	<b>Tuesday, June 11<sup>th</sup>, 2024, at 12:00 PM</b> Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via <b>ZOOM</b> , 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.

<b>TO SUBMIT WRITTEN COMMENTS TO THE PLANNING COMMISSION</b>	
By Mail:	PO Box 329, Petersburg, Alaska 99833
By Email:	acaulum@petersburgak.gov
Hand-Deliver:	Petersburg Municipal Building, 12 S. Nordic Dr.

The Petersburg Municipal Code (PMC) provides for an appeal of a Planning Commission decision to the Borough Assembly by the property owner or a governmental agency, or any property owner within 600' of the applicant property and requires that such an appeal be filed within 10 consecutive calendar days of the date the decision is made. For more information regarding appeal requirements, please see PMC Chapter 19.92.

Sincerely,

Liz Cabrera,  
Community & Economic Development Department

Name1	Name2	Address1	City	State	Zip
CHRIST FRY		PO BOX 1440	PETERSBURG	AK	99833-1440
HEATHER O'NEIL		PO BOX 1083	PETERSBURG	AK	99833-1083
SALLY DWYER		PO BOX 1788	PETERSBURG	AK	99833-1788
JIM FLOYD		PO BOX 281	PETERSBURG	AK	99833-0281
JOHN JENSEN		PO BOX 681	PETERSBURG	AK	99833-0681
PHIL MEEKS		PO BOX 1514	PETERSBURG	AK	99833-1514
MARIETTA DAVIS		PO BOX 673	PETERSBURG	AK	99833-0673
<b>ISLAND REFRIGERATION, LLC</b>		<b>PO BOX 2185</b>	<b>PETERSBURG</b>	<b>AL</b>	<b>99833-2185</b>
ALASKA COMMERCIAL ELECTRONICS LLC	PETERSBURG BOROUGH LESSOR	PO BOX 1144	PETERSBURG	AK	99833-1144
ANDERSON AMY E		PO BOX 1781	PETERSBURG	AK	99833-1781
BIRCHELL PROPERTIES LLC	PETERSBURG BOROUGH LESSOR	PO BOX 12	PETERSBURG	AK	99833-0012
BOJORQUEZ-FELIX RICARDO		PO BOX 2011	PETERSBURG	AK	99833-2011
CURTISS KERRI		PO BOX 1532	PETERSBURG	AK	99833-1532
DAHL JEROME E	DAHL STACEY	PO BOX 1275	PETERSBURG	AK	99833-1275
KIVISTO ROBERT S		PO BOX 1781	PETERSBURG	AK	99833-1781
LITSHEIM PETER	LITSHEIM THERESA	PO BOX 856	PETERSBURG	AK	99833-0856
MARSH KIRT	MARSH DONNA	PO BOX 1421	PETERSBURG	AK	99833-1421
MARTIN BROCK F	WEBB SUZANNE M	PO BOX 1398	PETERSBURG	AK	99833-1398
MENISH SCHONBERG LIVING TRUST		PO BOX 877	PETERSBURG	AK	99833-0877
NORDIC HOUSE BED & BREAKFAST INC		PO BOX 469	PETERSBURG	AK	99833-0469
OLSEN OLIVIA J		PO BOX 221	PETERSBURG	AK	99833-0221
PARKER SAMMY	NEWTON LEEROY	PO BOX 1364	PETERSBURG	AK	99833-1364
PERRY DONALD E	PERRY LYNNE M	PO BOX 1566	PETERSBURG	AK	99833-1566
PETERSBURG FLYING SERVICES LLC LESSEE	ALASKA DOT & PF LESSOR	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
RIBICH ELI	RIBICH GAIL	PO BOX 110	PETERSBURG	AK	99833-0110
ROCKY'S MARINE INC. LESSEE	PETERSBURG BOROUGH LESSOR	PO BOX 690	PETERSBURG	AK	99833-0690
ROSVOLD LESSEE ERIC LESSEE	ALASKA DOT & PF LESSOR	PO BOX 1144	PETERSBURG	AK	99833-1144
RUTHERFORD ANDREW LESSEE	ALASKA DOT & PF LESSOR	PO BOX 190498	ANCHORAGE	AK	99519-0498
SMITH LYNN M		PO BOX 841	PETERSBURG	AK	99833-0841
STUEBER NORIE	STUEBER GERALD M JR	PO BOX 102	PETERSBURG	AK	99833-0102
STROMDAHL JAMES	STROMDAHL MARY	PO BOX 1326	PETERSBURG	AK	99833-1326
TUCKER EMIL K	CHRISTENSEN CARIN L	PO BOX 1785	PETERSBURG	AK	99833-1785
US COAST GUARD LESSEE	PETERSBURG BOROUGH LESSOR	PO BOX 1290	PETERSBURG	AK	99833-1290
US FOREST SERVICE LESSEE	PETERSBURG BOROUGH LESSOR	PO BOX 1328	PETERSBURG	AK	99833-1328
VOLK EDWARD J	VOLK RENEE I	PO BOX 1564	PETERSBURG	AK	99833-1564
WEATHERS LAIFE	WEATHERS ANDREA	PO BOX 167	PETERSBURG	AK	99833-0167
WIKAN JOHN B WIKAN SHERI L	WIKAN ENTERPRISES INC	PO BOX 929	PETERSBURG	AK	99833-0929