



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Agenda Borough Assembly Regular Meeting

Monday, February 02, 2026

12:00 PM

Assembly Chambers

You are invited to a Zoom webinar!

When: Feb 2, 2026 12:00 PM Alaska

Topic: February 2, 2026 Assembly Meeting

Join from PC, Mac, iPad, or Android:

<https://petersburgak-gov.zoom.us/j/82152723793?pwd=3irNbTbFQc4T7my0C7H7YBVmlztBu6.1>

Passcode:223783

Webinar ID: 821 5272 3793

Passcode: 223783

1. Call To Order/Roll Call

2. Voluntary Pledge of Allegiance

3. Approval of Minutes

A. The January 20th minutes will be on the February 17th agenda for approval.

4. Amendment and Approval of Meeting Agenda

5. Public Hearings

A. **Ordinance #2026-02: An Ordinance of the Petersburg Borough Assembly Vacating a Portion of the Seventh Street Right-Of-Way and Authorizing Conveyance of the Vacated Area to the Borough, to be Consolidated with Adjacent Block 275 to Create a Lot Suitable for Residential Development**

Any public testimony regarding Ordinance #2026-02 should be given during this public hearing. A copy of Ordinance #2026-02 may be found under agenda item 14B.

B. **Ordinance #2026-03: An Ordinance Amending Petersburg Municipal Code Chapter 14.20, Entitled “Municipal Harbors”, to Increase Harbor Fees**

Any public testimony regarding Ordinance #2026-03 should be given during this public hearing. A copy of Ordinance #2026-03 may be found under agenda item 14C.

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

A. Recommendation to Assembly from Planning Commission

The Planning Commission recommends pursuing a land exchange with Tidal Network for the Rory Road property to relocate the planned communications tower to a lower- impact location.

The minutes from the Planning Commission's January 13, 2026, meeting are attached for reference.

10. Consent Agenda

11. Report of Other Officers

A. SEAPA Special Board Meeting Report

Utility Director Hagerman has provided a report for the January 22, 2026 SEAPA Board meeting which is attached to this packet.

B. Petersburg Medical Center

PMC CEO Hofstetter will update the Assembly on Medical Center activities. A report is attached to this agenda item.

C. Petersburg School District

Petersburg School Superintendent Taylor will provide a report on school district activities.

12. Mayor's Report

A. February 2, 2026 Mayor's Report

A summary from the recent Housing Work Session is attached to this agenda item.

13. Manager's Report

A. February 2, 2026 Manager's Report

14. Unfinished Business

A. Ordinance #2026-01 Supplemental Budget: An Ordinance of the Petersburg Borough Adjusting the FY 2026 Budget for Known Changes - Third Reading

If approved in three readings this supplemental budget would make changes to the following funds:

Transfer \$300,000 from the FY2025 General Fund Surplus to the Parks and Recreation Sewer Repair Capital Project. A memo from Director Payne regarding the transfer is attached.

Transfer the remaining General Fund FY2025 surplus of \$131,365 to the Assisted Living Facility Fund that is operating at a deficit.

Increase the Parks and Recreation Department Maintenance Budget by \$5,000 to cover the unanticipated costs associated with the Aquatic Center electrical panel breaker failure.

Ordinance #2026-01 was unanimously approved in its first reading and unanimously approved in its second reading as amended.

B. Ordinance #2026-02: An Ordinance of the Petersburg Borough Assembly Vacating a Portion of the Seventh Street Right-Of-Way and Authorizing Conveyance of the Vacated Area to the Borough, to be Consolidated with Adjacent Block 275 to Create a Lot Suitable for Residential Development - Second Reading

If approved in three readings, Ordinance #2026-02 would allow the Borough to combine the vacated portion of the right-of-way with Block 275 to form a single parcel for future housing. The Planning Commission has recommended approval, and their report is attached to this agenda item.

C. Ordinance #2026-03: An Ordinance Amending Petersburg Municipal Code Chapter 14.20, Entitled “Municipal Harbors”, to Increase Harbor Fees - Second Reading

If approved in three readings, Ordinance #2026-03 will increase harbor moorage and use fees effective March 1, 2026.

D. Proposed Contract of Sale of Borough Land to Tidal Network

This item, requested by Member Meucci, would schedule consideration of a proposed sale of borough land to the Central Council of the Tlingit and Haida Indian Tribes of Alaska, dba Tidal Network, for the assembly meeting of March 16, 2026.

This would schedule consideration of the contract for a meeting when all members are anticipated to be present.

15. New Business

A. Ordinance #2026-04: An Ordinance Amending the Official Zoning Map for Service Area 1 of the Petersburg Borough to Zone A Parcel of Borough Tideland Industrial (I-1) Within the Marine Industrial Overlay Zone Subdistrict - First Reading

If adopted, this ordinance shall amend the Service Area 1 Zoning Map to designate a Borough- owned tideland parcel as Industrial (I- 1) within the Marine Industrial

Overlay. The Planning Commission report, recommending approval of the rezone, is attached to this agenda item.

B. Resolution #2026-02: A Resolution Authorizing a Special Use Permit for A Portion of the Dolphin Street Right-Of-Way

If approved, Resolution #2026-02 will approve Silver Bay Seafoods-Southeast LLC's application for a Special Use Permit to use approximately 6,000 square feet of the Dolphin Street right-of-way for the purpose of loading container vans.

The Planning Commission report, recommending approval of the Special Use Permit, is attached to this agenda item.

C. Budget Work Session: Finance Director Tow requests that the Assembly select a date and time for an upcoming budget work session.

The first reading of the budget is scheduled for the May 4th Assembly meeting. The following dates have been proposed for the budget work session: April 28, 29, or 30 at noon.

16. Communications

A. Correspondence Received Since 1.16.2026

17. Assembly Discussion Items

A. Assembly Member Comments

South Harbor Bathrooms at the Crane Dock

Member Valentine requested this item for Assembly discussion regarding the installation of bathrooms at the South Harbor crane dock.

B. Recognitions

18. Executive Session

A. Executive Session: Negotiation Strategy for Land Sale to Tidal Network

The basis for this executive session is to discuss matters the immediate knowledge of which would clearly have an adverse effect upon the finances of the borough and where public discussion would likely impair the Borough's bargaining position and result in less favorable financial terms.

No final action will be taken in the executive session.

Suggested motion: *I move, according to Alaska Statute 44.62.310(c)(1), to enter into executive session to discuss the status of ongoing direct negotiations with Tidal Network for the potential sale of borough land, including discussion of proposed purchase price, material contingencies, permitted land use, and other material terms and conditions, and the borough's negotiating strategy and position.*

B. Borough Manager Evaluation

The basis for this executive session is to discuss the Borough Manager's annual performance evaluation and performance goals arising directly from the evaluation. The Borough Manager may request a public discussion.

Suggested motion: *I move to enter into executive session, in accordance with Alaska Statute 44.62.310(c)(2), to discuss the Borough Manager's annual performance evaluation and performance goals arising directly from the evaluation.*

19. Adjourn



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, January 13, 2026

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 Marietta Davis
Commission Secretary Sarah Fine-Walsh
Commissioner Joshua Adams
Commissioner Mika Cline

ABSENT

Commissioner John Jensen

Commission Chair Fry Excused Commissioner Davis from the past 2 meetings,
Commissioner Jensen from the past two meetings as well as himself from the previous
meeting.

3. Acceptance of Agenda

Commission Chair Fry mentioned public hearing item A. Consideration of an application
from Central Council Tlingit Haida for a minor subdivision at 1200 Haugen Drive will be
postponed to the March meeting because of a presentation they will be doing in February
to answer questions.

Motion to amend the agenda made by Commission Secretary Fine-Walsh, Seconded by
Commission Vice-Chair O'Neil.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Davis,
Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline

The agenda was accepted as amended.

Motion to made by Commission Secretary Fine-Walsh

All in Favor Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Davis, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline

4. Approval of Minutes

- A. December 9, 2025, meeting minutes

The December 9, 2025, meeting minutes were unanimously approved.

Motion made by Commissioner Cline, Seconded by Commission Secretary Fine-Walsh.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Davis, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline

5. Public Comments

None

6. Consent Calendar

None

7. Public Hearing Items

- A. Consideration of an application from Central Council Tlingit Haida for a minor subdivision at 1200 Haugen Drive (PID: 01-012-010).

Postponed to March meeting

- B. Recommendation to the Borough Assembly regarding a vacation of a portion of the North 9th Street right-of-way.

Motion made by Commission Secretary Fine-Walsh, Seconded by Commissioner Cline.

Commission Secretary Fine-Walsh mentioned the staff findings were persuasive and consistent with comments from adjacent landowners that this would be beneficial to them.

Commission Chair Fry and Commissioner Adams agreed that this seems straightforward.

Lizzy Thompson spoke confirming that she submitted the vacation application. She also stated that she, Harold Medalen, and Craig Curtis are interested in purchasing the property; however, the other neighboring party is not interested.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Davis, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline

C. Recommendation to the Borough Assembly regarding a rezone of a proposed lease lot at the end of Dock St. from un-zoned to Industrial with Marine Industrial overlay. (PID: 00-000-000)

Harbormaster Glorianne Wollen spoke in support of recommending the rezone to the Borough Assembly.

Motion made by Commission Secretary Fine-Walsh, Seconded by Commissioner Adams.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Davis, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline

D. Recommendation to the Borough Assembly to pursue a land exchange with Tidal Networks for the Rory Rd property for publicly owned land for the purpose of relocating a planned communications equipment tower to a lower impact area, such as the shooting range.

Greg Browning resident of Papke's spoke on behalf of himself in support of the land exchange. He does not want to see a tower in his neighborhood.

Tom Kowalske spoke representing himself, he is in support of a land exchange to relocate the planned tower.

Judy Ohmer spoke representing herself as well as the 230 residents who have signed a statement of concern regarding the location of towers. She encouraged the Planning Commission to pass this recommendation to the Borough Assembly.

Sarah Holmgrain spoke representing herself as well as being a real estate business owner in town. She would like to see the Planning Commission recommend to the Borough Assembly a land swap. From a real estate point of view, towers will hamper people in that vicinity from selling their property.

Rebecca Knight spoke representing herself with concerns regarding tower locations. She is in favor of a land exchange.

Nicole McMurren spoke representing herself, she is curious why we are working so hard to accommodate something that she's not hearing a groundswell of support for.

John Murgas spoke representing himself. He commended the Kvernvik's for their well written letter in the packet. He would like to see towers in alternate locations.

David Beebe spoke representing himself. He spoke of his past experience on the Planning Commission and founding principles and meaning of government, of the people, for the people and by the people. He urged the Commission to table this resolution (minor subdivision) for reasons of abandoning ethics in violation of the public trust.

Motion made by Commission Secretary Fine-Walsh, Seconded by Commissioner Davis.

A proposed amendment to the motion made by Commission Secretary Fine-Walsh to add language to the recommendation at the end of the sentence - such as the shooting range or the Borough owned land on the Falls Creek Road past the mill.

Director Liz Cabrera mentioned the Borough doesn't own that land, it's State owned.

Proposed amendment to the motion receives no second.

A proposed amendment to the motion made by Commission Vice-Chair O'Neil to recommend to the Borough Assembly they look into acquiring from the State some land at Falls Creek that would suffice for an alternative location of the Papkes tower. Seconded by Commissioner Adams.

Discussion.

Commission Vice-Chair O'Neil made an amendment to the amendment to Recommend to the Borough Assembly to pursue a land exchange with Tidal Networks for the Rory Rd property for publicly owned land for the purpose of relocating a planned communications equipment tower to a lower impact area. Seconded by Commissioner Secretary Fine-Walsh.

Voting on the amendment to the amendment Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Davis, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline.

Commission Secretary Fine-Walsh further made an amendment to the amendment to remove the words "publicly owned" from the recommendation. Seconded by Vice Chair O'Neil.

Voting on the amendment to the amendment:

A Recommendation to the Borough Assembly to pursue a land exchange with Tidal Networks for the Rory Rd property for land for the purpose of relocating a planned communications equipment tower to a lower impact area.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Davis, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline

Voting on the motion as amended.

A Recommendation to the Borough Assembly to pursue a land exchange with Tidal Networks for the Rory Rd property for land for the purpose of relocating a planned communications equipment tower to a lower impact area.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Davis, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline

8. Non-Agenda Items

A. Commissioner Comments

- Continuation of discussion on recommendation to Borough Assembly regarding Wireless Communication Facilities

Commission Vice-Chair O'Neil read into record a proposal for an actionable item for next month's agenda. The proposal would change and add language to ordinances 19.44.020, 19.32.020, 10.36.020 dealing with principal permitted uses to add line items titled "Communication Equipment, Commercial Wireless Communications Facilities, Broadband and 5G, 6G.

Commission Secretary Fine-Walsh stated that the Commission is working on a proposal for zoning changes. The current Borough code is pre cell phone and does not contemplate communication towers. She encouraged the community to give feedback and comments.

Motion made by Commission Vice-Chair O'Neil, Seconded by Commission Secretary Fine-Walsh.

Commission Chair Fry spoke to say that the Commission is barred from making decisions based on the potential health risks of any transmitter by the federal government.

Commissioner discussion.

Jackie Tyson spoke representing herself she has concerns about the tower planned to be constructed by her home at Papkes.

Greg Browning spoke representing himself. He questioned how a second service area would work as far as Papkes lack of service and the taxation change.

Commission Secretary Fine-Walsh spoke to say what folks are looking for is a new service area not an extension of service area 1, because it would affect taxes and building codes.

Judy Ohmer spoke on behalf of herself mentioning during a Borough Assembly meeting, they were talking about a new service area 2 being created and the manager said it would take 3 years.

Tom Kowalske spoke representing himself referring to documents he gathered from the Environmental Health Trust along with Children's Health Defense sued the FCC and won. He encouraged the Commission to read the decision.

Emergency Services Director Aaron Hankins spoke to say, currently, as far as he is aware the building official, fire marshal, nor Police officers have jurisdiction outside of service area 1.

Commissioner Discussion.

Scott Newman representing himself he encouraged the Commissioners to not use the Borough of Haines ordinance as a starting point but to look at other communities' ordinances like Juneau who have two attorneys on staff at every meeting.

Nicole McMurren spoke on her own behalf with concerns that Tlingit and Haida has not proven the need. In attempt to serve the loudness of the community, we are trying to do something very large too quickly.

Tara Lucas spoke representing herself she feels we are being cornered by the towers and likes the idea of the alternative cables.

Discussion.

Commission Chair Fry called a special meeting January 23, 2026, from 10AM - 12:00PM in the Assembly Chambers to discuss initiation of an amendment to Title 19, Zoning, to address Wireless Communication Facilities.

Voting on the original motion Nay: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Davis, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline

Commissioner Adams spoke regarding his idea of reducing parking mandate from 2 vehicles per unit to 1 vehicle per unit. He also spoke regarding creating a historical commission that is already in Borough code.

B. Staff Comments

- December Zoning Practice

C. Next Meeting is February 10, 2026.

9. Adjournment

The meeting adjourned at 2:20PM.

Motion made by Commission Secretary Fine-Walsh, Seconded by Commissioner Cline. Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Davis, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline

Date: January 23, 2026

To: Petersburg Assembly

From: Mayor Lynn and Utility Director Hagerman

Re: SEAPA Board of Directors Special Meeting of January 22, 2026 – Meeting Notes

Below are the actions from the SEAPA Special Board Meeting of January 22, 2026:

-For calendar year 2026, the Board of Directors re-elected Mayor Bob Lynn as its Chairman, Mason Villarma, Wrangell City Manager, was elected Vice-Chairman, and Robert Sivertson, Mayor of the City of Ketchikan, was elected Secretary-Treasurer.

-The Board unanimously voted to refinance a 2015 bond series, which will save the Agency about \$100,000 annually.

-At the August 2025 SEAPA meeting the board tasked the CEO to secure a line of credit that could be used as “bridge” funding of the Tyee Third Turbine, the upgrade of a transformer for Wrangell and the construction of a new power substation in Ketchikan. When reimbursable grants are received for project funding, the agency must pay project costs up front, now made possible with the line of credit, before seeking reimbursement for project expenses from the grantors. The line of credit was presented and approved at this meeting.

-The Board held an executive session to discuss several long-range initiatives that could be undertaken to improve grid resiliency. A discussion was also held regarding a new contract for the SEAPA CEO. No decisions were made and both topics will be discussed at future regular meetings.



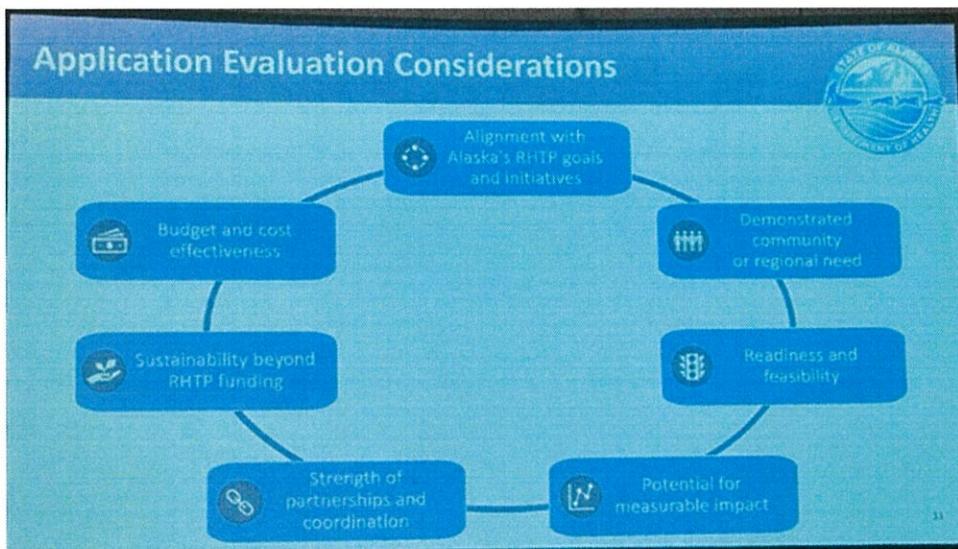
PMC Executive Summary February 2026

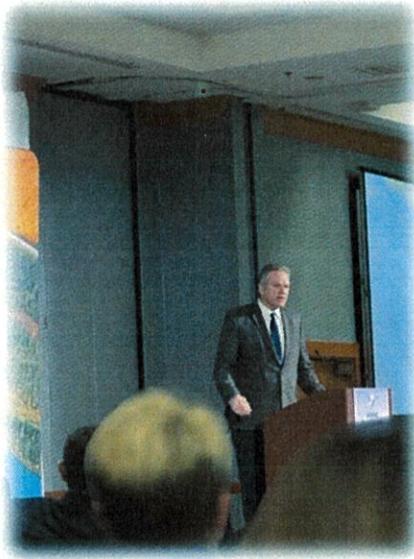
Mission Statement: Excellence in healthcare services and the promotion of wellness in our community.

Guiding Values: Dignity, Integrity, Professionalism, Teamwork, and Quality

Summary:

Since the last Hospital Board meeting on December 5, we closed out December with relatively lower primary care volume, while the Emergency Department and medevac activity remained busy with higher-acuity cases despite lower overall volume—an example of the realities of rural healthcare. December produced the second-highest medevac total of the year. January began with the State's launch of the Rural Health Transformation Program (RHTP); Alaska received \$272 million in Year 1 (second only to Texas). Katie Bryson and I attended the initial in-person RHTP convening in Anchorage (January 15–16), while Joel and Jason from Finance participated virtually on January 14. The first day included presentations focused on technology and innovation, including Microsoft, followed by breakout sessions structured around the State's initiative pathways for funding: (1) administrative readiness and technical assistance to support execution capacity, (2) planning activities needed to move projects to implementation, (3) implementation projects already underway that can be accelerated quickly, and (4) demonstration projects built through partnerships—alongside a clear emphasis on statewide technology solutions and potential alignment with CMS's AHEAD-style global budget direction. Finally, the Assembly passed a resolution on January 20 supporting PMC's MRI/WERC Certificate of Need (CON) application, and a similar resolution is presented today for Board consideration to reaffirm support and document the current regulatory status and next steps in the CON process.





Certificate of Need Application

Application was received by the state and they have posted notification [**NOTICE OF A COMPLETE APPLICATION FOR A CERTIFICATE OF NEED THE DEPARTMENT OF HEALTH - Alaska Online Public Notices**](#) and coordinated a public hearing date. Written comments on the proposed project may be submitted via email at: doh.orr.con@alaska.gov, and must be received no later than 30 days after the date of the publication of this notice. You can also submit letters via our PMC website, or Facebook page. Public Meeting oral comments may be submitted during a public meeting via teleconference. Should you wish to provide a public oral comment, please see the following public meeting details:

Meeting Date: February 4, 2026

Meeting Time: 11:30 am – 1:30 pm

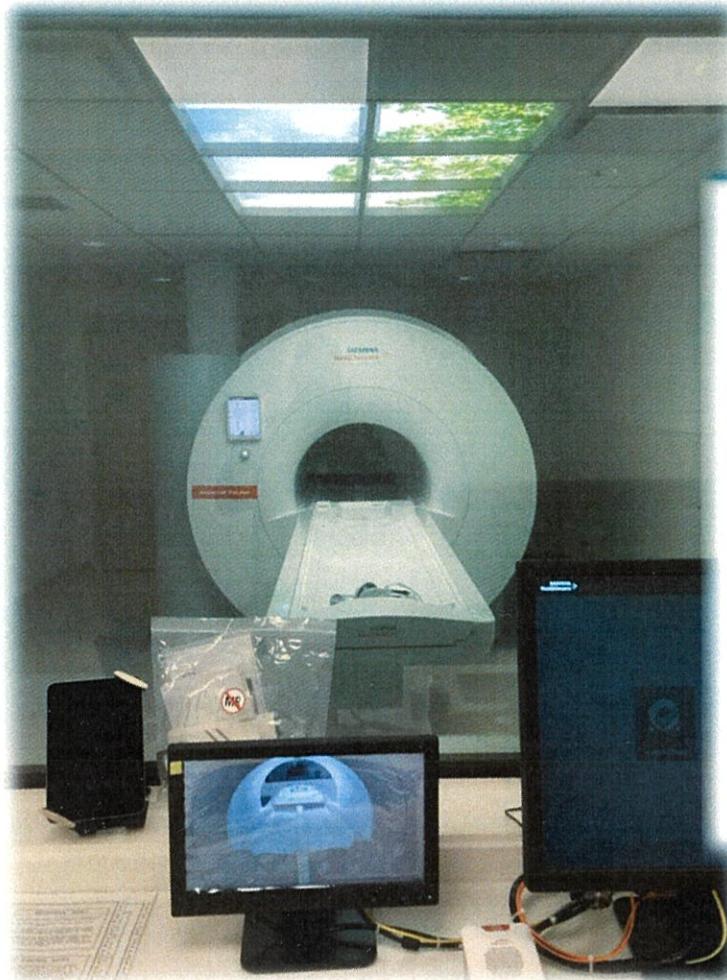
Participant

Link: <https://us02web.zoom.us/j/89346934400?pwd=FaSQnH1rTCex8e4fMu52mptURuHiED.1>

Meeting ID: 893 4693 4400

Passcode: 330220

Participant Call-In Phone Number: 833 928 4610



**NOTICE OF RECEIPT OF AN APPLICATION FOR A
CERTIFICATE OF NEED THE DEPARTMENT OF HEALTH**

The Department of Health (Department) has received an application for a Certificate of Need (CON) for the diagnostic imaging project described below.

Project/Activity: Construction of a New Medical Office Building and Acquisition of an MRI.

Project Applicant: Petersburg Medical Center.

Project/Activity Service Area: Petersburg Borough and surrounding remote Census Area Communities in Southeast Alaska.

Project Description: Petersburg Medical Center seeks to establish a new medical office building primarily to expand imaging services, which will house an added 1.5T Siemens MRI unit and additional administrative and community spaces. The total square footage of the building will be 18,900, with 1,329 sq ft being MRI space.

Project Estimated Cost: \$24,425,422.

*Annual Work Session: January 26th, 2026: Assembly Borough/ Hospital Board at 5:30pm in Borough Chambers. Representatives from Arcadis and Bettisworth presented on the state of current facility, cost effectiveness of acting now, and current phased build approach. Reviewed strategic plan, and information available regarding the Rural Health Transformation Program.

Workforce Wellness: *Goal: To create a supportive work environment and promote the physical and mental well-being of hospital staff to improve retention and overall productivity.*

- **January 12:** PMC recognizes our contract pharmacist, Cate Kowalski and Heather Lefebvre for their exceptional service to PMC and our community, in honor of National Pharmacist Day. They play a critical role in supporting high-quality care across our organization and we appreciate their attention to detail and commitment to patient safety.
- **January 16:** Manager Meeting

- **January 26-30:** PMC recognizes our Activities professionals: Alice Neidiffer, Fe Lamphere-Englund, and Barb Marifern as they play a vital role in the quality of life for our LTC residents.
- **Ongoing:** Employee Meals
- **Ongoing:** Employee Recognition and Rewards



- **Community Engagement:** Goal: *To strengthen the hospital's relationship with the local community and promote health and wellness within the community.*
- **Ongoing:** Kinder Skog Program
- **Ongoing:** Bingocize and Tai Chi Programs
- **Ongoing:** UAA nursing program, we currently have two employees enrolled in this course.
- **January 26:** Assembly Borough/ Hospital Board annual Work Session 5:30pm in Borough Chambers
- **January 27:** Alaska Public Radio, Talk of Alaska: Rural Health Transformation Funds discussion with Health Commissioner Hedberg, and Dr. Zink.
- **January 29:** KFSK Live
- **January 29:** Hospital Board Meeting at 5:30pm in Borough Chambers.

Patient Centered Care: Goal: *To provide high-quality, patient-centered care, and promote wellness for patients.*

- **January 14:** Medstaff Meeting
- **January 16:** Environment of Care Rounds: focus on sterile processes
- **January 21:** Quality Meetings (LTC Quality and Critical Access Hospital)

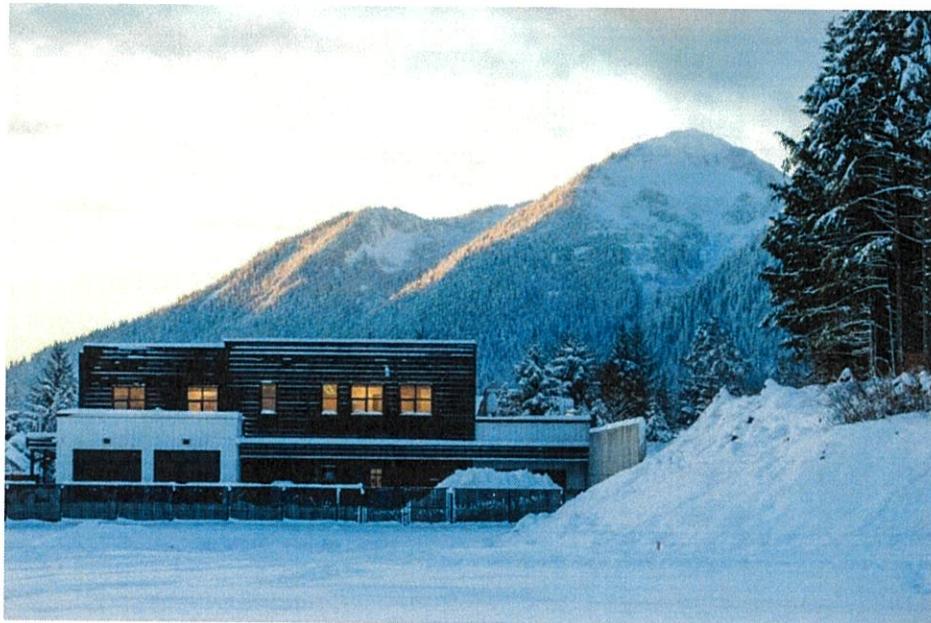
- **Joy Janssen Clinic** Access to Primary Care: We are currently staffed with 3 Physicians and 3 mid-level practitioners.
 - We are actively looking for a provider to fill the 4th position available.
 - As of 1/19/26, the average time to the next available appointment is approximately 9 days, and the average time to the third next available appointment is approximately 12 days across all providers.
 - We have two locum providers set to assist through remaining winter months.
 - Clinic is open and available M-F 8AM-5PM, and Saturday 8AM-12, 1PM-4:30PM. Same day appointments for urgent or acute care are readily available.
 - Flu shots available at clinic, call for appointment.
- **Audiology:** Phil Hofstetter, continues to see patients in the Specialty Clinic. Call 772-5792 to schedule.
- **Psychiatry:** services are ongoing via telehealth with Dr. Sonkiss by referral.
- **Integrative Medicine:** Integrated Medicine with Dr. Hyer is offered via telehealth, email Dr. Hyer directly at jhyer@pmc-health.org to schedule.
- **Optometry Clinic:** Dr. Kamey Kapp, Optometrist with Last Frontier Eye Care, regularly visiting Petersburg in the Specialty Clinic. Please call 907-434-1554 to schedule appointments.
- **Dr. Harrison:** Recently saw established endocrinology patients here in Petersburg while doing a locum rotation.
- **Scopes Clinic:** scheduled to be in Petersburg Feb 5-6 seeing referred patients. Our goal is to establish this as a regular rotational service, reducing the need for community members to travel or arrange lodging for this procedure.
- **Dermatology:** Cameron French will be returning in the Spring for dermatology appointments
- **Orthopedic Clinic:** Discussions taking place to explore options for bringing ortho clinic specialty to Petersburg.

New Facility: *Goal: To expand the capacity and capabilities of the community borough-owned rural hospital through the construction of a new facility, while considering the needs and priorities of the local community.*

- Monument sign pending arrival and installation- new campus.
- WERC open house will be scheduled once MRI services are fully operational. We are scheduled to have UPS for MRI installed January 24th, 2026. Certificate of Need application was accepted by the state with next steps being a public hearing *see above*. Although areas such as Public Health are complete, we believe it is important for all components of the WERC — including conference rooms and the computer lab, currently undergoing final technology setup and reservation planning — to be fully ready before hosting the event. This deliberate approach ensures high-quality, fully functioning services for our community at launch.

Financial Wellness: Goal: To achieve financial stability and sustainability for the hospital. FY25 Benchmarks for Key Performance Indicators (KPIs): Gross A/R days to be less than 55, DNFB < then 5 days, and 90 Days Cash on Hand

- Accounts Receivables (AR) Update: This number was at 96 in March, down to 88 at the end of April, down to 78 mid-June, 76 for July, at 80 as of August 27th, at 76 as of September 15th, numbers at 68 as of October 21st, 62 as of November 24th, 58 as of 12/23/2025, and are currently at 54 as of January 9th, 2026. These numbers represent a steady and significant decrease in AR days reaching lowest numbers ever in PMC records.
- Annual Financial Audit Report Presented at Hospital Board Meeting January 29, 2026.



Submitted by: Phil Hofstetter, CEO

**Mayor's Report
For
February 2, 2026 Assembly Meeting**

- 1. Housing Work Session:** The Assembly held a housing work session with Borough staff on January 7, 2026, to review progress on housing actions in Petersburg and to discuss potential additional steps. A summary of topics discussed is attached to this agenda item and includes several ideas for addressing housing needs in the community.

The Borough is seeking community input on the topics covered during the work session to help improve the housing situation in Petersburg. Residents are encouraged to share comments, suggestions, or concerns by emailing the Borough Clerk at bregula@petersburgak.gov. To see the presentation on housing in Petersburg given by Community Development Director Cabrera, go to the Borough website under "Borough News".

- 2. Tidal Network Work Session, 6:00 pm, February 2, 2026:** The purpose of this session is to hear community input on communication towers in Petersburg. Members of the public may speak during the comment period. This is an informational session, and no formal action will be taken.
- 3. Seeking Letters of Interest:** The Petersburg Borough is accepting letters of interest from citizens who wish to serve the community by filling one vacant seat on the Public Safety Advisory Board until the October 2026 Municipal Election. Letters of interest should be submitted to the clerk 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.

Summary of Housing Work Session on January 7, 2026

The Assembly and Borough staff held a work session to discuss housing solutions in Petersburg on January 7, 2026. Community Development Director Cabrera provided a presentation on housing in the community. Go to www.petersburgak.gov and click on 'Borough News' to see the presentation.

The items below are a summary of topics discussed and includes ideas for addressing housing needs in the community.

- **Scholarship program for HS students for sending people to school who will return with an occupation**

Could focus on fields the community urgently needs—like trades, healthcare, or public safety—and include a return-to-work agreement. Helps build a stable local workforce.

- **Partnerships with contractors, shipping companies, grants, programs**

Explore strategic partnerships to reduce construction costs, improve material availability, and leverage outside funding. Could include bulk purchasing or shared-service agreements.

- **How to dispose of property (requirements on how many units)**

Change zoning to allow more units per lot.

- **8th Street Development**

Review existing plans and determine what infrastructure or incentives are needed to move the project forward.

- **Tax abatement**

Temporary reductions or waivers on property tax could encourage developers to build sooner and reduce upfront project costs. Structured properly, it can jump-start needed housing.

- **Tax incentives**

Targeted tax credits or rebates could support specific goals like affordable units, infill development, or workforce housing. Incentives should align with long-term community benefits. Provide a tax break for accessory dwelling units. Tax Increment Financing – TIF.

- **Work on infrastructure little by little (road building)**

Identify priority roads and utilities needed to support new housing areas and phase them in over time. Incremental investments can open land for development without large upfront spending.

- **New infrastructure and higher-density lots**

Updating utilities, roads, and water/sewer capacity can make it feasible to zone for smaller lots. Higher density helps lower per-unit development costs.

- **New development for either manufactured home OR single-family home**

Explore flexible zoning or designated areas that can accommodate both types of housing, depending on market demand. Increases options for builders and residents.

Summary of Housing Work Session on January 7, 2026

- **Zoning: for duplexes and smaller homes**

Adjust zoning to allow duplexes, triplexes, and cottage-sized homes in more areas. This broadens affordability and increases the diversity of housing types.

- **Raise building permit fees**

A modest increase could help fund planning staff, inspections, and infrastructure planning. Fees should remain reasonable so they don't discourage building.

- **Bond for development**

A housing-or-infrastructure bond could finance road, water, and sewer improvements needed to open new land for housing. Requires clear scope and community support.

- **Airbnb short-term rentals (tax)**

Review and possibly strengthen tax collection or reporting requirements for STRs. Ensures fairness with traditional lodging and can fund local housing initiatives.

- **Provide more elderly housing units**

Consider senior-friendly designs or partnerships with nonprofits to build accessible units. This can free up larger homes for families while meeting a growing need.

- **Increase density, allow more units per lot**

Updating zoning to allow multi-unit development on existing lots can increase supply without expanding outward. Works especially well near downtown or services.

- **Have parking relate to the size of the unit**

Scale parking requirements to unit size to reduce unnecessary land use and lower construction costs. Smaller units shouldn't be burdened with oversized parking rules.

- **Look at funding for building housing for school & hospital employees**

Workforce housing partnerships could stabilize critical services and attract new staff. Could include state/federal grants, employer contributions, or borough-led development.



**Borough Manager's Report
Assembly Meeting 02 February 2026**

- ❖ The borough received a patent deed for approximately 1,511 acres at Cape Fanshaw as part of its municipal land selection.
- ❖ PMPL staff are training the department's new electrician in the operation of the diesel plant and hydro.
- ❖ The Scow Bay #2 step-up transformer is getting closer to completion. Factory acceptance testing should be scheduled soon for the complete unit.
- ❖ PMPL line crew took advantage of the clear and cold weather recently to trim numerous trees that were a hazard to the power lines.
- ❖ PMPL's consultant, McMillen, is finalizing the Dam Breach and Hazard Classification report. Results of the computer modeling of a dam breach indicate a much lower risk than previously determined. The last dam breach study was completed in 1985 and computer modeling technology and data sources have improved dramatically over the last 40 years. The final report is anticipated to be delivered in February.
- ❖ Harbor Staff continue to work on maintenance issues as much as possible.
- ❖ The Harbor Department reminds boat owners that the annual drive down permit is available for purchase.
- ❖ Glo is working with community development and the attorney to finalize ordinance zoning requirements and draft lease language for Assembly approval in the negotiations with ACL. We hope to have this before the Assembly in March.
- ❖ Harbor staff are working with the various tour companies to finalize the upcoming 2026 tour ship calendar. So far this year we have approximately 107 scheduled stops vs 96 in 2025 and 93 in 2024. There continues to be gradual growth since the 2020-2022 Covid related industry wide reduction in stops. The Harbor will release the schedule to the public after final approval from the companies, roughly end of February.
- ❖ Harbor customers that have not moved their vessels for 12 months or more will see a storage fee on their January bill. This ordinance was passed by the Assembly in 2024 and notices sent throughout the year to customers that fall into this category.
- ❖ In coordination with the Water Dept, Streets repaired a leak in the water main on 1st Street near the Middle School. The repairs were successful, and all utilities have been restored.
- ❖ The one-year contract extension for bale disposal expires this September. Aaron and Tom have met with Republic's representatives, and we are expecting a new rate proposal soon. It is expected to be significantly

Borough Administration

PO Box 329, Petersburg, AK 99833 – Phone (907) 772-4519 Fax (907)772-3759
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more than the current cost structure.

- ❖ John McCabe recently contributed an additional \$24,000 to the Petersburg Public Library Art Education Endowment, which he established in 2012. The endowment's principal is preserved, with annual interest earnings used to provide lasting support for art and cultural programs at the library.
- ❖ The Friends of Petersburg Libraries donated \$5,000 toward replacing the library's self-check kiosk.
- ❖ The library hosted quilting and painting workshops in January as well as a popular Puzzle Competition. Regular programs continued throughout the month including after-school LEGO club, yoga classes, Rainforest Writers group, Baby Raven Reads and the Petersburg Science Series.
- ❖ Wastewater Staff have designed, constructed, and installed a new tablet chlorination system in the plant headworks. Initial testing indicates improved dispersion and enhanced control over chlorine dosing. Chlorine addition at the headworks is required to meet the stricter standards of our discharge permit until a more effective disinfection system is developed.
- ❖ Work on Pump Station 4 has resumed. Startup testing of the pumps and controls for Pump Station 4 is scheduled to begin on February 2. Although the station will not be placed online immediately, this testing is necessary for subsequent project phases to move forward.
- ❖ Currently there are 7 students enrolled in the EMT-1 class. We are excited to have them.
- ❖ Aaron is awaiting updated quotes for the new SCBA equipment. Aaron and Jody met with USDA staff about the CDS appropriation and once the quotes come in, we should have the green light to start our purchase.
- ❖ Aaron recently completed routine maintenance on the borough's AED's and has ordered new replacement pads for them that should arrive by the time of the Assembly meeting.
- ❖ The DHS&EM will be holding a regional disaster exercise in Southeast this year. The details will be announced later in the year.
- ❖ Youth swim lessons starting Feb 2nd! Please check with front desk for dates and times for each Learn To Swim level and session schedule.
- ❖ Petersburg Ski Club has purchased new snowshoes for the rental program at Parks and Rec!

Borough Administration

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**PETERSBURG BOROUGH
ORDINANCE #2026-01**

**AN ORDINANCE OF THE PETERSBURG BOROUGH ADJUSTING
THE FY 2026 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 2026 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, 2025 and ending June 30, 2026 is adjusted as follows:

Explanation: Necessary revisions in the FY 2026 budget identified after adoption of the Budget.

Account Number	Account	Original Budget	Increase (Decrease)	Amended Budget
FISCAL YEAR 2026 REVENUE / EXPENSE BUDGET ADJUSTMENTS				
General Fund – Parks and Recreation – Sewer Repair Project				
110.000.501962	Transfer Out to P&R Sewer Repair	\$0	(\$300,000.)	(\$300,000.)
703.000.402272	Transfer In From General Fund Reserves	\$	\$300,000.	\$300,000.
Additional funding is necessary to proceed with the award of the contract for repairs at the Aquatic Center. The Aquatic Center Capital Project currently has an available balance of \$1,002,109. Approval of the proposed transfer from General Fund reserves would increase the total project funding to \$1,302,109. The General Fund closed FY25 with a surplus of \$431,365, from which the \$300,000 proposed transfer would be funded from.				
Assisted Living – Operating Transfer				
480.000.402240	Operating Transfer from the General Fund	\$125,000.	\$131,365.	\$256,365.
110.000.501960	Transfer remaining FY25 surplus out of General Fund to Assisted Living	(\$125,000.)	(\$131,365.)	(\$256,365.)
Transfer the remaining General Fund surplus from fiscal year 2025 to the Assisted Living Facility that is operating at a deficit.				
General Fund – Parks and Recreation				
110.000.501480	P&R – Repairs and Maintenance	(\$23,500.)	(\$5,000.)	(\$28,500.)
Increase the P&R budget for repairs and maintenance to cover the unanticipated costs associated with the Aquatic Center electrical panel breaker failure.				

**PETERSBURG BOROUGH
ORDINANCE #2026-01**

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.

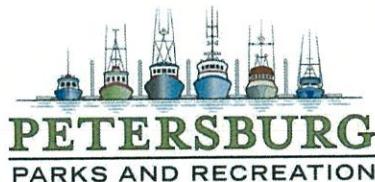
Passed and approved by the Petersburg Borough Assembly, Petersburg, Alaska this 2nd day of February, 2026.

Bob Lynn, Mayor

ATTEST:

Rebecca Regula, Borough Clerk

Adopted:
Published:
Effective:



MEMORANDUM

TO: MAYOR LYNN AND BOROUGH ASSEMBLY
FROM: STAPHANIE PAYNE, PARKS AND RECREATION DIRECTOR
SUBJECT: AQUATIC SEWER LINE REPAIR COST
DATE: 12.23.25
CC: STEVE GIESBRECHT, BOROUGH MANAGER

The Parks and Recreation Department has been experiencing disruptions to our aquatic center sewer system for past few years, rendering parts of our facility unusable for health concerns. We have worked with RESPEC Engineering to create bid documents and have received only one bid for the repair project. The bid received was considerably higher than expected. We have worked with both RESPEC and bidding company to reduce costs through negotiations and project adjustments.

The Aquatic Center Fund currently has a balance of \$1,002,109.00. The current bid price is \$1,148,548.21, along with an additional engineering cost of \$32,250 for shoring and access assistance, for a total of \$1,180,798. We would like to request an additional amount of \$300,000 from the General Fund be added to the Aquatic Center Fund to cover these expenses and allow for contingencies, bringing the balance of said fund to \$1,302,109.

Thank you for your consideration.



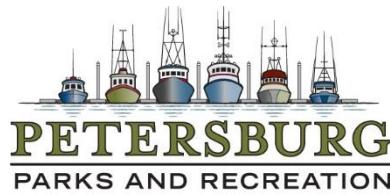
ESPEC

PSG Aquatic - Temp Shoring & Access

12/08/25

SUMMARY

Phase	Project Management	Structural	ODCs	Total
1 #450 - Temp. Shoring	\$5,920.00	\$16,790.00	\$1,000.00	\$23,710.00
2 #450 - Temp. Access Demo	\$0.00	\$8,540.00	\$0.00	\$8,540.00
3 #-	\$0.00	\$0.00	\$0.00	\$0.00
4 #-	\$0.00	\$0.00	\$0.00	\$0.00
5 #-	\$0.00	\$0.00	\$0.00	\$0.00
6 #-	\$0.00	\$0.00	\$0.00	\$0.00
7 #-	\$0.00	\$0.00	\$0.00	\$0.00
8 #-	\$0.00	\$0.00	\$0.00	\$0.00
9 #-	\$0.00	\$0.00	\$0.00	\$0.00
Subtotal	\$5,920.00	\$25,330.00	\$1,000.00	\$32,250.00
Est Tax				\$0.00
Total				\$32,250.00



MEMORANDUM

TO: MAYOR LYNN AND BOROUGH ASSEMBLY
FROM: STEPHANIE PAYNE, PARKS AND RECREATION DIRECTOR
SUBJECT: ELECTRICAL PANEL BREAKER
DATE: 1.15.2026
CC: STEVE GIESBRECHT, BOROUGH MANAGER

The Parks and Recreation Department experienced an electrical panel breaker failure during the melting of our recent snow load draining directly onto our outdoor panels. The meltwater and rain saturated the panel breaker, leaving the Aquatic Center without power. The lack of power required the contract labor of an electrician alongside Petersburg Power and Light, an IT technician, and the purchase of a replacement breaker.

This is not a foreseen expense and therefore not budgeted for. We would like to request an additional \$5,000 be included into our maintenance budget for the costs associated with this electrical failure.

Thank you for your consideration.

**PETERSBURG BOROUGH
ORDINANCE # 2026-02**

**AN ORDINANCE OF THE PETERSBURG BOROUGH ASSEMBLY VACATING A
PORTION OF THE SEVENTH STREET RIGHT-OF-WAY AND AUTHORIZING
CONVEYANCE OF THE VACATED AREA TO THE BOROUGH, TO BE
CONSOLIDATED WITH ADJACENT BLOCK 275 TO CREATE A LOT SUITABLE
FOR RESIDENTIAL DEVELOPMENT**

WHEREAS, Seventh Street is platted on U.S. Survey 1252A; and

WHEREAS, a portion of Seventh Street, approximately 200' in length at its longest point, is located between Gauffin and Lake Streets, to the west of Block 275 ("the area proposed for vacation"); and

WHEREAS, the Borough owns two of the three lots immediately adjacent to the area proposed for vacation, including Block 275; and

WHEREAS, the owners of the third lot have indicated to the Borough that they do not wish to purchase the vacated area located immediately adjacent to their lot; and

WHEREAS, on October 31, 2025, the Borough submitted an application for a right-of-way vacation, seeking to vacate that portion of Seventh Street in order to consolidate the vacated area to Block 275; and

WHEREAS, notice was provided to adjacent property owners, and a public hearing was held by the Planning Commission on December 9, 2025; and

WHEREAS, the Planning Commission considered comments from borough staff and the public and determined the portion of Seventh Street proposed for vacation was not valuable for any municipal purpose nor needed for access purposes to any lot, and vacating it would allow for conveyance to the Borough and consolidation with Block 275, creating a sellable lot; and

WHEREAS, the Planning Commission approved the vacation of the identified portion of the Seventh Street right-of-way and recommended that the vacated area be conveyed to the Borough, for consolidation with adjacent Block 275, USS 1252A (as newly created Lot 2A), referring the matter to the Borough Assembly; and

WHEREAS, the borough intends to sell the newly created lot for residential development; and

WHEREAS, the borough assessor has determined the full and true assessed value of the vacated portion of Seventh Street is \$59,200.

**PETERSBURG BOROUGH
ORDINANCE # 2026-02**

THEREFORE, THE PETERSBURG BOROUGH ORDAINS as follows:

Section 1. Classification.

This Ordinance is of a general and permanent nature but will not be codified in the Municipal Code.

Section 2. Purpose.

The purpose of this Ordinance is to accept the Platting Board's vacation of a portion of the Seventh Street right-of-way and authorize conveyance of the vacated area to the Borough, to be consolidated with adjacent Block 275, U.S. Survey 1252A, creating a lot suitable for residential development.

Section 3. Substantive Provisions.

A. In accordance with the approval of the Planning Commission, a portion of the Seventh Street right-of-way, reflected on attached Exhibit A, is hereby vacated.

B. In accordance with the Planning Commission's recommendation, the vacated area shall be conveyed to the Borough, to be consolidated with adjacent Block 275, U.S. Survey 1252A.

C. The Borough Manager is authorized to execute all documents necessary to effectuate the vacation and conveyance of the area vacated.

Section 4. Where Record to be Maintained.

This non-Code ordinance, and the enactment of the vacation and consolidation referenced under Section 3 of this ordinance, shall be maintained with the land records of the Borough.

Section 5. Effective Date.

This Ordinance will take effect immediately upon adoption.

**PASSED and APPROVED by the Assembly of the Petersburg Borough, Alaska this
16th day of February, 2026.**

Bob Lynn, Mayor

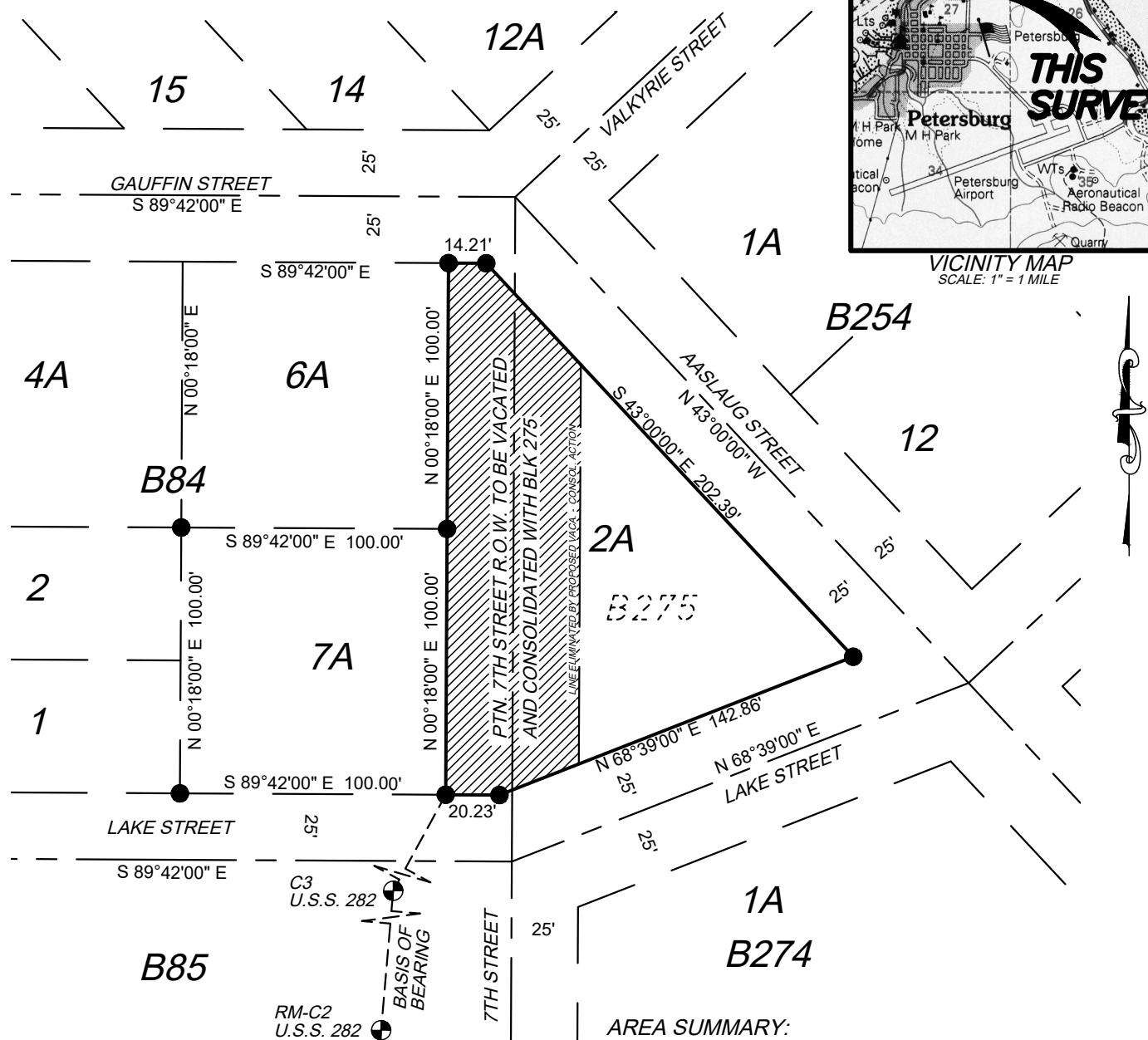
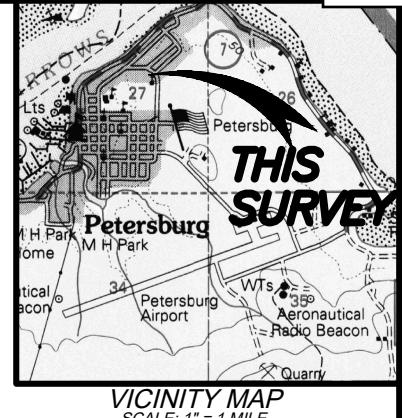
ATTEST:

Rebecca Regula, Borough Clerk

Adopted:
Published:
Effective:

Ordinance #2026-02 - Exhibit A

Item 14B.



AREA SUMMARY:

UNCONSOLIDATED PARENT PARCEL, BLOCK 275 = 7,736 S.F.
PORTION OF SEVENTH STREET R.O.W.
ABSORBED BY LOT 2A = 9,144 S.F.
CONSOLIDATED LOT 2A = 16,880 S.F.

SEVENTH STREET VACATION SUBDIVISION

A VACATION OF A PORTION OF SEVENTH STREET
TO BE CONSOLIDATED WITH BLOCK 275 OF U.S.S. 1252A
CREATING LOT 2A

PETERSBURG RECORDING DISTRICT

CLIENT: PETERSBURG BOROUGH
BOX 329
PETERSBURG, AK 99833



GRAPHIC SCALE

LEGEND

- 2" MURPH ALCAP ON 5/8" REBAR RECOVERED THIS SURVEY
- RECORD U.S.S. 282 REF. MON. OR CORNER MON. RECOVERED THIS SURVEY
- C.S., L.S. 10390 2" ALCAP MON ON REBAR
- ESTABLISHED THIS SURVEY



PORTION OF 7TH STREET R.O.W. TO BE VACATED

SURVEYOR CENTRAL SOUTHEAST SURVEYORS	
P.O. BOX 533, PETERSBURG AK 99833	
PH (907) 518-0075	
DRAWING COMPLETED	11/11/25
DRAWING No.	7TH STREET VACATION 2025

PLANNING COMMISSION REPORT

Action #	2025-1201
Meeting Date:	12/9/2025
Applicant(s):	Petersburg Borough
Property Owner(s):	Petersburg Borough
Agent/Representative:	
Property Address:	ptn of N 7th Street
Legal Description:	ROW adjacent to Block 275, USS 1252a
Parcel ID	01-012-010
Acreage/Lot Size	9,144 sf
Current Zoning	n/a
Comp Plan Designation:	n/a
Request Type:	Vacation of a right-of-way.

EXECUTIVE SUMMARY

Applicant Request:	Vacation of portion of N 7th St ROW and consolidation with adjacent lot to create a larger lot suitable for residential development.
Commission Recommendation:	The Planning Commission recommends the Borough Assembly approve the vacation of a portion of N 7th St with the condition that the vacated ROW is consolidated with the adjacent lot, Block 275, USS 1252A.
Key Issues:	<ol style="list-style-type: none"> 1. The N 7th St ROW is not needed to access borough or private property. 2. Vacated portion can be consolidated with adjacent lot to create a developable residential lot.

PROJECT DESCRIPTION

Proposal Details	
Intended Use	Borough intends to sell proposed Lot 2A for residential development.
Building/Development	
Site Improvements	
Operations Plan	
Timeline	

SITE CHARACTERISTICS

Size (including vacated ROW):	9,144 sf
Topography:	wooded/muskeg
Existing Structures:	none
Legal Access:	Aaslaug St
Utilities:	Water/Wastewater & Power are available on Aaslaug St.
Flood Zone:	n/a
Constraints:	

ZONING AND LAND USE ANALYSIS

Zone	Single-family Residential
Intent	SFR provides a sound and attractive residential neighborhood.

Principal Uses	Uses outlined in Section 19.20.020 for SFR, include, but are not limited to, single-family homes, two-family homes, and accessory buildings.		
Conditional Uses	Conditional uses outlined in Section 19.20.040 for SFR include, but are not limited to, home occupation, private schools, church, public buildings.		
Surrounding Zoning		Existing Land Use	
North	Single-family Residential	North	Residential
South	Single-family Residential	South	Commercial/Industrial
East	Single-family Residential	East	Residential
West	Single-family Residential	West	Residential

LOT DEVELOPMENT STANDARDS

Standard	Required	Proposed	Conforms?	Comment
Min. Lot Size	8,000 sf	9144 sf	yes	Will be consolidated
Setback - Front	20 ft			with adjacent lot
Setback - Side	10 ft			
Setback - Rear	20 ft			
Max. Lot Coverage	35%			
Max. Building Height	2 stories			
Parking Spaces	2 per dwelling unit			

STANDARDS ANALYSIS (PMC 18.30.020-18.30.050)

The platting authority shall inquire into and determine the merits of the relief petitioned for and make such order as justice and the public welfare require.

The proposed ROW vacation eliminates a 200' platted ROW between Gauffin St and the undeveloped portion of Lake St. The adjacent vacant lot (Block 275) is small and oddly shaped limiting its development for residential use. The vacated portion of the ROW may then be consolidated with Block 275 to create a legal lot with direct access to road, water, sewer, and electricity. The borough's intent is to sell the new lot for residential development.

DEPARTMENT REVIEWS

Department Name	Comments
Public Works:	Future utility can run down undeveloped portion of Lake St

PUBLIC NOTICE

The borough provided public notice consistent with PMC 18.30.030. Notice was mailed by first class mail to the owner of record of the property within a distance of six hundred feet of the exterior boundary of the property that is the subject of the application. See Attachment D for notification list.

FINDINGS AND CONDITIONS OF APPROVAL

Findings of Fact

- Finding 1: Petersburg Borough is the majority property owner on this portion of N 7th St.
- Finding 2: ROW is not needed to access borough or private property.
- Finding 3: Vacating ROW allows for creation of a standard lot with access to road and utility.

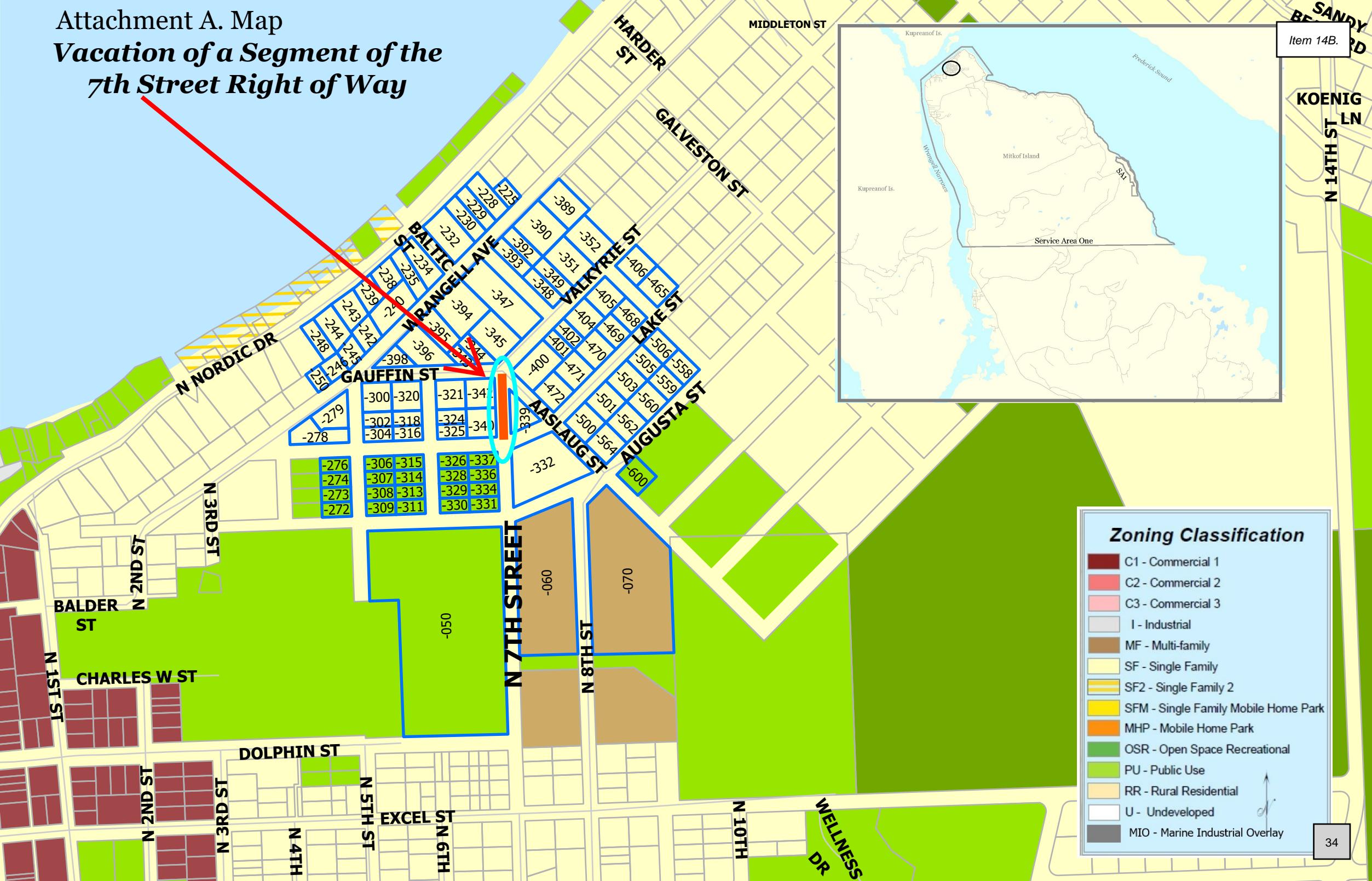
ATTACHMENTS

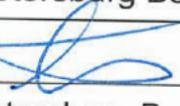
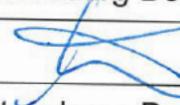
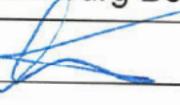
A. Maps	C. Public Comments	E. Proposed Plat
B. Applicant Materials	D. Public Notice	

Attachment A. Map

**Vacation of a Segment of the
7th Street Right of Way**

Item 14B.



 PETERSBURG BOROUGH R.O.W. VACATION				CODE TO: 110.000.404110
				BASE FEE: \$50.00
				PUBLIC NOTICE FEE: \$70.00
				TOTAL: \$120.00
DATE RECEIVED:	RECEIVED BY:	CHECK NO. or CC:		
APPLICANT/AGENT:		PROPERTY OWNER(S):		
NAME Petersburg Borough		NAME		
MAILING ADDRESS [REDACTED]		MAILING ADDRESS		
CITY/STATE/ZIP Petersburg, AK 99833		CITY/STATE/ZIP		
PHONE 907-772-4425		PHONE		
EMAIL [REDACTED]		EMAIL		
Adjacent Properties				
Number of Lots/Parcels Affected by Vacation: 4		Subdivision: Petersburg Townsite	Plat #: USS 1252 and USS 1252a	
SUBMITTALS:				
Please include a copy of plat.				
SIGNATURE(S):				
I (we) do hereby apply for a vacation of the borough owned easement/right-of-way/land in accordance with the provisions of Title 18, SUBDIVISIONS of the Petersburg Municipal Code.				
I (we) am (are) the owners of the real estate which borders said borough-owned easement/right-of-way/and, which is generally described above.				
Lot/Block	Owner(s) Name	Mailing Address	Email	Phone
Block 275	Petersburg Borough	PO Box 329, Petersburg, AK [REDACTED]	[REDACTED]	907-772-4425
Owner Signature: 				
Lot 7, Block 84	Petersburg Borough	PO Box 329, Petersburg, AK [REDACTED]	[REDACTED]	907-772-4425
Owner Signature: 				
Lot 8, Block 84	Petersburg Borough	PO Box 329, Petersburg, AK [REDACTED]	[REDACTED]	907-772-4425
Owner Signature: 				
Owner Signature:				
Owner Signature:				



November 18, 2025

EMMENEGGER DENNIS EMMENEGGER KATHRYN

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 the Petersburg Borough to vacate a portion of N 7th Street

The public hearing and consideration of the application will be held:

Tuesday, December 9, 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

Community & Economic Development

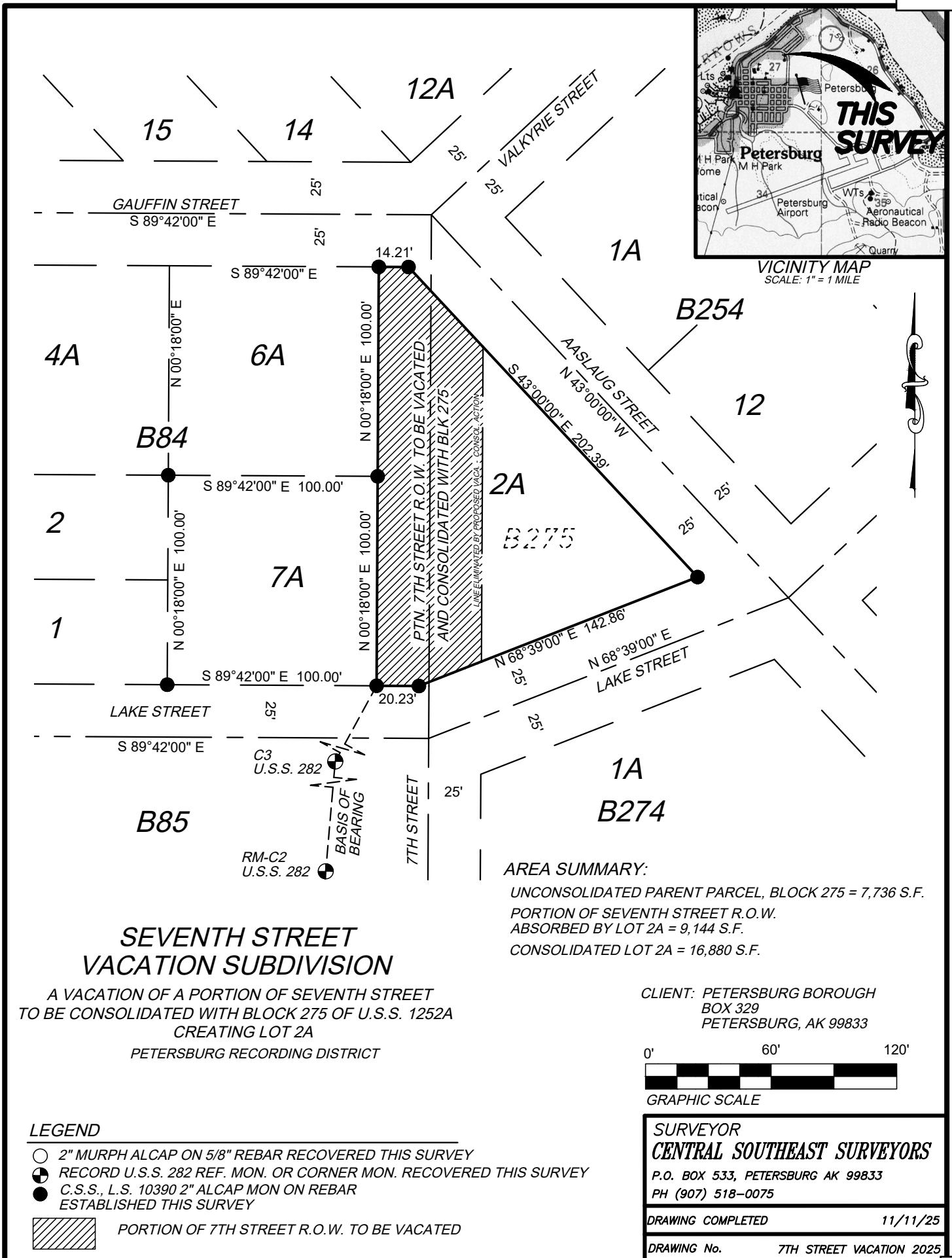
PO Box 329, Petersburg, AK 99833 – Phone (907)772-4042 Fax (907)772-3759

www.petersburgak.gov

Name1	Name2
CHRIS FRY	
HEATHER O'NEIL	
SARAH FINE-WALSH	
JOHN JENSEN	
JOSHUA ADAMS	
MARIETTA DAVIS	
MIKA CLINE	
BALCOM BRADLEY D	BALCOM HANNAH
BELL DUANE E	BELL DIAN L
BENITZ DAVID	BENITZ CEAN
BERGMANN WILLIAM	BERGMANN JOYCE
CARR REED	
CLAY CADE	
CORNELIUS DONALD	CORNELIUS KAREN
CORRAO CHELSEA	
CURRY PROPERTY LLC	
DAVIS WESLEY	DAVIS ANGELA
DURBIN MICHAEL	
EMMENEGGER DENNIS	EMMENEGGER KATHRYN
FREEMAN HARLAN	FREEMAN SHARON
GCI COMMUNICATION CORPORATION	
GELHAUS MARK	GELHAUS MARCELLA
GUTHRIE ALEXANDER	GUTHRIE LAURA
HALTINER ROBERT	HALTINER SIGNE
HENDERSON RANDAL	HENDERSON JUDITH
HICKMAN DANIEL	HICKMAN PATRICIA
HOWARD KENNETH	HOWARD LAURA
JUDY RODNEY	JUDY DARCY
KIVISTO KURT	KIVISTO SHARON
KOWALSKI GREGORY	KOWALSKI CATHERINE
LAMBE KELSEY	MCCAY TREVOR
LEONARD MICHAEL	LEONARD MARY
LIGHTHOUSE ASSEMBLY OF GOD	
LUCZAK LEON	LUCZAK JOANNE
MACPHEE DANIELLE	RASMUSSEN JACOB
MALONE ALAN J	
MAZZELLA DAVID	MAZZELLA HILLARY
MIDKIFF EARL	MIDKIFF SHANNON
MILLER APRIL LANE	
MOORE JOSHUA A	MOORE VICTORIA
OCHOA RAYMOND	
PARR ROBIN E	PARR HUNT E
POULSEN CHRIS W	POULSEN STACEY
RESSLER CHARLES	RESSLER LOIS
RITTER WENDY	
ROBINSON JEFFREY W	FUQUA SUZANNE M
SIMBAHON TIARE R	
SWANSON ROBERT	THE SWANSON FAMILY LIVING TRUST
THAIN LAUREN	THAIN TYLER
THORSEN DEREK	THORSEN STACEY
THYNES BRANDI R	
THYNES CHARLES	THYNES STEPHANIE
US COAST GUARD	
VAN ETTINGER PAUL C	VAN ETTINGER CHRISTINE M
WOOD KARSTEN F	WOOD KELLII
YUEN KEN	VIEN VIVIAN

Attachment E. Proposed Plat

Item 14B.



**PETERSBURG BOROUGH
ORDINANCE #2026-03**

**AN ORDINANCE AMENDING PETERSBURG MUNICIPAL CODE CHAPTER 14.20,
ENTITLED “MUNICIPAL HARBORS”, TO INCREASE HARBOR FEES**

WHEREAS, Petersburg’s Municipal Harbor Department and the Harbors and Ports Advisory Board recommend an increase in moorage and use fees to bring harbor revenues in line with expenses; and

WHEREAS, harbor fees were last increased in 2022, at the recommendation of the Petersburg Municipal Harbor Department and the Ports and Harbor Advisory Board, by Ordinance #2022-03.

THEREFORE, THE PETERSBURG BOROUGH ORDAINS, 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 increase harbor fees to bring harbor revenues in line with expenses.

Section 3. Substantive Provisions: Section 14.20.360 *Regulation of vehicles and parking areas* and 14.20.390, *Fees and charges for services*, of Chapter 14.20 entitled “Municipal Harbors”, of the Petersburg Municipal Code shall be amended to read as follows (the language proposed for deletion is struck through, and the new language is in red and underlined):

Chapter 14.20 MUNICIPAL HARBORS

14.20.360 Regulation of vehicles and parking area.

A. The harbormaster, or the harbormaster's designee, is authorized to enforce traffic and parking ordinances at borough harbor facilities. Additionally, the harbormaster may establish and enforce additional reasonable traffic and parking regulations as may be required for the safe and orderly operation and parking of all vehicles within the confines of harbor facilities. This includes the posting of signs and all other regulations that may be required. Vehicles found in violation of these regulations will be subject to vehicle immobilization (by use of a parking boot or other similar device), fees and to towing and placement in a designated impound lot. The fee for removal of a vehicle immobilization device is \$35.00.

B. All towing and impound expenses will be incurred by the owner of the vehicle.

C. Persons using harbor facility vehicle parking areas will do so only in connection with the use of the other harbor facilities.

**PETERSBURG BOROUGH
ORDINANCE #2026-03**

14.20.390 Fees and charges for services.

A. Annual Moorage fees.

1. Unless otherwise stated in this chapter, the base moorage fee (also referred to as the permanent stall rate), available to a vessel which has a moorage contract for a stall in the municipal harbors located in Service Area 1 for a minimum term of seven full consecutive months, is as follows:

Stall length	\$ per foot
18 ft.	$\times \$43.00 \underline{39.00} = \$774.00 \underline{702.00} (\$64.50 \underline{58.50} \text{ mo.})$
20 ft.	$\times \$43.00 \underline{39.00} = \$860.00 \underline{780.00} (\$71.67 \underline{65.00} \text{ mo.})$
26 ft.	$\times \$44.00 \underline{39.00} = \$1,144.00 \underline{1,014.00} (\$95.33 \underline{84.50} \text{ mo.})$
32 ft.	$\times \$44.00 \underline{39.00} = \$1,408.00 \underline{1,248.00} (\$117.33 \underline{104.00} \text{ mo.})$
40 ft.	$\times \$48.00 \underline{43.50} = \$1,920.00 \underline{1,740.00} (\$160.00 \underline{145.00} \text{ mo.})$
42 ft.	$\times \$48.00 \underline{43.50} = \$2,016.00 \underline{1,827.00} (\$168.00 \underline{152.25} \text{ mo.})$
48 ft.	$\times \$55.00 \underline{50.00} = \$2,640.00 \underline{2,400.00} (\$220.00 \underline{200.00} \text{ mo.})$
50 ft.	$\times \$55.00 \underline{50.00} = \$2,750.00 \underline{2,500.00} (\$229.17 \underline{208.33} \text{ mo.})$
50 ft. wide (55)	$\times \$60.00 \underline{50.50} = \$3,080.00 \underline{2,777.50} (\$256.67 \underline{231.46} \text{ mo.})$
60 ft.	$\times \$60.00 \underline{57.25} = \$3,600.00 \underline{3,435.00} (\$300.00 \underline{286.25} \text{ mo.})$
62 ft.	$\times \$60.00 \underline{57.25} = \$3,720.00 \underline{3,549.50} (\$310.00 \underline{295.79} \text{ mo.})$
75 ft.	$\times \$63.00 \underline{57.25} = \$4,725.00 \underline{4,293.75} (\$393.75 \underline{357.81} \text{ mo.})$
100 ft.	$\times \$63.00 \underline{57.25} = \$6,300.00 \underline{5,725.00} (\$525.00 \underline{477.08} \text{ mo.})$

2. Monthly 20-foot stall rental in South Harbor:

- 1—11 months: \$65.00
- 12 months: \$35.84 32.50 (prepaid)

3. Overhanging stall: One dollar per foot, per month, except there shall be no overhanging stall fee charged to the 20-foot stalls in South Harbor.

4. Unless otherwise stated in this chapter, the base semi-annual moorage fees available to a vessel which has a moorage contract for a stall in the municipal harbors located in service area 1 for a term of 3 to 6 consecutive months shall be charged \$5.88 per linear foot per month as follows:

STALL LENGTH	PER FT	RATE PER MONTH
18 FT	<u>6.04</u>	<u>\$108.72</u>
20 FT	<u>6.04</u>	<u>\$120.80</u>
26 FT	<u>6.08</u>	<u>\$158.08</u>
32 FT	<u>6.08</u>	<u>\$194.56</u>

**PETERSBURG BOROUGH
ORDINANCE #2026-03**

40 FT	6.25	\$250.00
42 FT	6.25	\$262.50
48 FT	6.54	\$313.92
50 FT	6.54	\$327.00
50 FT (WIDE STALL 55)	6.67	\$366.85
60 FT	6.75	\$405.00
62 FT	6.75	\$418.50
75 FT	6.88	\$516.00
100 FT	6.88	\$688.00

B. Use fees.

1. Transient vessel moorage fees.
 - a. The owner, master or agent of any transient vessel moored within the municipal harbors for less than ten days in any calendar month shall pay per day, or any portion thereof, moorage based on the length of vessel as follows:
 - i. All vessels: \$0.85~~75~~ per linear foot.
 - ii. Non-Commercial Fishing >90 foot: Daily \$1.70~~1.50~~ per linear foot.
 - b. The owner, master or agent of any transient vessel moored within the municipal harbors for ten days or more in any calendar month shall pay moorage at the rate of \$8.50~~7.50~~ per linear foot per calendar month except as set out below.
 - i. Non-Commercial Fishing >90 foot: Monthly \$17.00~~15.00~~ per linear foot.
 - c. If transient vessel moorage fees are not paid in full prior to the end of the calendar month in which they are incurred, an invoice fee of \$10.00 shall be assessed.
2. Skiff float use. The owner, master or agent of any vessel moored at the skiff float shall be charged \$2.00 per linear foot per month.
3. Grid use fee. The owner, master or agent of any vessel using a grid shall pay for the use of the grid at the following rate per linear foot (vessel length) per day:
 - a. Wood grid, \$0.80~~0.70~~.
 - b. Steel grid, \$1.35~~1.20~~.
4. Live-aboard fee. The vessel owner, master or agent shall pay the following rate per month for persons living aboard a vessel:
 - a. One person, \$72.00~~65.00~~.
 - b. Each additional person, \$36.00~~30.00~~.
5. Launching ramp permit fee.
 - a. Commercial use of launching ramp. Persons launching vessels without purchasing an annual launch permit shall pay \$35.00~~30.00~~ for each launch. An annual launch permit for commercial use may be purchased at a cost of \$350.00~~300.00~~ for unlimited use of the launching facilities.
 - b. Noncommercial use of launching ramp. Persons launching vessels without purchasing an annual launch permit shall be charged \$20.00~~15.00~~ for each launch. An annual launch permit may be purchased at a cost of \$60.00~~50.00~~ for the first permit and \$30.00~~25.00~~ each for each additional

**PETERSBURG BOROUGH
ORDINANCE #2026-03**

permit (each trailer must have its own permit) for unlimited use of the launching facilities. The permit must be attached to the tongue of the trailer.

6. Port facility use fee.
 - a. Dock face moorage fee. The owner, master or agent of any vessel mooring at a dock face shall pay \$2.50 per linear foot (vessel length) for each 24-hour period or portion thereof.
 - b. Wharfage fee. The owner, master or agent of any vessel loading or unloading freight at the port dock shall pay \$5.00 per ton of freight loaded or unloaded.
 - c. Upland outdoor storage fees. The owner, master or agent of a vessel whose gear or equipment is stored at an upland outdoor storage area of a municipal harbor shall pay \$0.35 ~~0.30~~ per square foot of storage space rented per month. Prior approval of the harbormaster is required.
7. Port dock, drive down bulkhead, launch ramp and crane dock loading/off-loading use fee.
 - a. Persons engaged in loading or off-loading materials, equipment, gear or any other items onto or off vessels at the port dock, drive down bulkhead or crane dock shall be charged \$50.00 for each vessel loaded or off-loaded or \$300.00 annually for unlimited use of one of the docks for loading/off-loading. Prior approval of the harbormaster is required.
 - b. Vessels are limited to 4 hours moorage within a 24-hour period on the crane dock and drive down bulkhead. Additional time may be granted by the harbor master.
8. Commercial Drive Down Dock and Drive Down Bulkhead Permit.
 - a. Annual Permit: \$4.00 ~~3.00~~ per lineal foot of vessel.
 - b. Per Use Basis: \$1.50 ~~1.00~~ per lineal foot of vessel per use.
 - c. Vessels are limited to 4 hours of active loading and unloading activity within a 24-hour period. Additional time may be granted by the harbormaster.
 - d. Specific areas are available for vessel repair and maintenance. Reservations must be made prior through the harbormaster. Vessels will be charged \$1.00 per foot per day for reserved space.
9. Crane use fee. The owner, master or agent of any vessel using the crane shall be charged \$45.00 ~~40.00~~ for each hour of use, or portion thereof.
10. Boat pumping fee. The owner, master or agent of a vessel pumped shall pay \$65.00 ~~60.00~~ per hour (with a one-hour minimum fee) for the vessel pumping service.
11. Snow removal fee. The owner, master or agent of a vessel provided with snow removal service shall pay \$45.00 ~~40.00~~ per hour (with a one-hour minimum fee).
12. Transient electrical service fee. The owner, master or agent of a vessel provided electrical service, if available, shall pay:
 - a. \$6.00 per day for 30 amp service;
 - b. \$10.00 per day for 50 amp service;
 - c. \$34.00 per day for 60 amp service; and
 - d. \$57.00 per day for 100 amp service.
13. Electric adapter plug rental fee.
 - a. 30 amp/110v adapter - \$5.50 ~~5.00~~ per day, plus an initial deposit of \$150.00;
 - b. 60-amp-3-phase/50 amp adapter - \$11.00 ~~10.00~~ per day after a 10 day grace period, plus an initial deposit of \$250.00;

**PETERSBURG BOROUGH
ORDINANCE #2026-03**

c. 60 amp 3 phase/50 amp adapter - \$11.00 per day after a 10 day grace period, plus an initial deposit of \$500.00;

d e.—100 amp plug - \$11.00 10.00 per day after a 10 day grace period, plus an initial deposit of \$600.00.

Failure to timely return the plug, or return of the plug in a damaged or nonfunctional condition, shall result in forfeiture of the deposit to the borough. If the deposit is secured by credit card or debit card information, the cardholder grants authorization for the borough to process a charge to such card in the amount of the forfeited deposit.

14. Impounding fee for gear or other equipment left on dock or floats. The owner, master or agent of a vessel whose gear or equipment, including skiffs, is left on the docks or floats after the harbormaster has directed the items to be removed, after the vessel has left the harbor, or for a period in excess of 24 hours, shall be charged a \$75.00 minimum impound fee for those items, plus \$3.00 per day as the storage fee on the impounded items. Impounded items may, at the discretion of the harbormaster, be discarded if not claimed within 30 days.
15. Vessel moving/towing fee for vessels moored within the municipal harbors. The owner, master or agent of any vessel moored within the municipal harbors which is moved or towed within the facility shall be charged \$1.65 1.50 per linear foot (vessel length) for the moving/towing service. The moving/towing service shall be provided at the discretion of the harbormaster.
16. Harbor skiff emergency use fee. The owner, master or agent of any vessel requiring the emergency use of the harbor skiff shall pay \$44.00 40.00 per hour (with a one-hour minimum fee) for the skiff emergency service.
17. Power-washer use. The owner, master or agent of any vessel using the power-washer shall be charged \$45.00 40.00 per hour, or any portion thereof.
18. Harbor showers. Use of the showers at the harbormaster's building shall be charged \$2.00 for each seven and one-half minutes.
19. Tour ship docking fees.
 - a. Float side inner harbor: \$600.00 500.00 per stop;
 - b. Port dock and drive down bulkhead: \$700.00 600.00 per stop;
 - c. Lighters to the harbor will be charged \$500.00 400.00 per each 24 hours;
 - d. Drive Down Float: \$800.00 700.00 per stop, 8 hour maximum; time over 8 hour maximum \$100.00 per hour;
 - e. Homeland Security Fee: \$440.00 400.00 per stop.
20. Tour ship schedule or docking location change fee (in effect from April 30 through October 31 annually) \$200.00 per change, per vessel.
21. Tour ship trip cancellation. Prepaid tour ship docking and other use fees will not be refunded for ship cancellations received by the borough after April 30 of each year.
22. Garbage, waste oil disposal fees and water fees.
 - a. Vessels not using the harbor facilities for moorage but disposing of garbage or waste oil or obtaining water shall be charged fees as follows:
 - i. Garbage disposal, \$25.00 per cubic yard;
 - ii. Waste oil disposal, \$10.00 5.50 per five gallons, \$50.00 per barrel, plus expenses incurred by the borough in disposal;

**PETERSBURG BOROUGH
ORDINANCE #2026-03**

iii. Potable water, \$15.00 minimum or \$0.03 per gallon, whichever is greater.

23. Fees associated with vessels in a dangerous condition:

- a. Replacing or securing mooring lines, ~~\$25.00~~ ~~20.00~~ plus the cost of material used;
- b. Pumping of vessels, ~~\$65.00~~ ~~60.00~~ per hour (with a one-hour minimum fee), plus expenses incurred.

24. Fees for conducting business from a vessel. ~~Twenty dollars~~ ~~\$25.00~~ per day during such period of time as mooring is approved.

25. Impoundment fees. Impounded vessels shall be charged a minimum fee of \$75.00 plus storage at the rate of not less than \$3.00 per day, or the actual cost to the borough, whichever is higher. These fees are in addition to any other costs incurred by the borough during the impoundment process.

26. Commercial Use Permit. Any business providing commercial services to vessels within the municipal harbors, and any vessel engaged in charter, tour or similar commercial operations, or from which or with which business is being conducted, that does not pay a moorage fee under this chapter, shall be required to obtain an annual commercial use permit. The fee for such permit is \$220.00 per year.

C. Fees in this subsection 14.20.390 may be increased, by ordinance amendment, on an annual basis, subject to review of harbor facilities' financial needs and borough assembly approval, based on increases in the Anchorage Consumer Price Index.

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 March 1, 2026.

PASSED AND APPROVED by the Petersburg Borough Assembly, Petersburg, Alaska this 17th day of February, 2026.

Bob Lynn, Mayor

ATTEST:

Rebecca Regula, Borough Clerk

Adopted:
Noticed:
Effective:

**PETERSBURG BOROUGH
ORDINANCE #2026-04**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR SERVICE AREA 1
OF THE PETERSBURG BOROUGH TO ZONE A PARCEL OF BOROUGH
TIDELAND INDUSTRIAL (I-1) WITHIN THE MARINE INDUSTRIAL OVERLAY ZONE
SUBDISTRICT**

WHEREAS, the Petersburg Borough owns a parcel of tidelands as shown on Attachment A hereto, and more specifically described as follows:

Commencing at corner 4 of the U.S. Coast Guard Float Lease, said corner shown on City of Petersburg Coast Guard Float Lease Plat #89-4 by Rick Braun L.S. #5485, which shall also be designated as corner 1 and the Point of Beginning of the ACL Lease Parcel, thence S 57°40'00" W a distance of 300.00' to corner 2 of the ACL Lease Parcel, thence N 32°20'00" W a distance of 75.00' to corner 3 of the ACL Lease Parcel, thence N 57°40'00" E a distance of 300.00' to corner 4 of the ACL Lease Parcel, thence S 32°20'00" E a distance of 75.00' to corner 1 of the ACL Lease Parcel and the Point of Beginning

("the parcel"); and

WHEREAS, the parcel is currently unzoned; and

WHEREAS, American Cruise Lines, Inc. (ACL) has filed an application to lease the parcel to construct a mooring float and gangway, to dock their marine passenger vessels and onload and offload passengers and supplies; and

WHEREAS, in connection with that application, a petition to zone the parcel was submitted to the Planning Commission by the Borough Manager on December 9, 2025; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on the proposed zoning on January 13, 2026, and considered and reviewed applicant materials, public comments and testimony, and staff report; and

WHEREAS, a recommendation to zone the parcel Industrial (I-1), in the Marine Industrial Overlay Zone subdistrict, passed the Planning Commission by a vote of 6-0; and

WHEREAS, the Borough is currently negotiating the terms and conditions of lease of the parcel to ACL, said parcel to be zoned in conjunction with the lease; and

WHEREAS, Chapter 19.84 of the Petersburg Municipal Code (Service Area 1) provides for zoning amendments whenever the public necessity, convenience or general welfare requires; and

WHEREAS, Borough Charter Section 3.01(K) and Section 1.12.010(G) of the Municipal Code require amendments to the official zoning map be enacted by ordinance.

THEREFORE, THE PETERSBURG BOROUGH ORDAINS as follows:

**PETERSBURG BOROUGH
ORDINANCE # 2026-04**

Section 1. Classification. This Ordinance is of a general and permanent nature but will not be codified in the Municipal Code.

Section 2. Purpose. The purpose of this Ordinance is to amend the Official Zoning Map for Service Area 1 of the Petersburg Borough.

Section 3. Substantive Provisions.

Zoning of Parcel.

The Official Zoning Map for Service Area 1 of the Petersburg Borough, codified and referenced in Section 19.08.020 of the Municipal Code, is hereby amended to zone the following described parcel Industrial (I-1), within the Marine Industrial Overlay Zone subdistrict:

Commencing at corner 4 of the U.S. Coast Guard Float Lease, said corner shown on City of Petersburg Coast Guard Float Lease Plat #89-4 by Rick Braun L.S. #5485, which shall also be designated as corner 1 and the Point of Beginning of the ACL Lease Parcel, thence S 57°40'00" W a distance of 300.00' to corner 2 of the ACL Lease Parcel, thence N 32°20'00" W a distance of 75.00' to corner 3 of the ACL Lease Parcel, thence N 57°40'00" E a distance of 300.00' to corner 4 of the ACL Lease Parcel, thence S 32°20'00" E a distance of 75.00' to corner 1 of the ACL Lease Parcel and the Point of Beginning, as further shown on Attachment A hereto.

Section 4. Where Record to be Maintained. This non-Code ordinance, and the enactment of the zoning amendment referenced under Section 3 of this ordinance, shall be maintained with the zoning records of the Borough.

Section 5. Effective Date. This Ordinance will be effective immediately upon adoption.

PASSED and APPROVED by the Assembly of the Petersburg Borough, Alaska this 2nd day of March, 2026.

Bob Lynn, Mayor

ATTEST:

Rebecca Regula, Borough Clerk

Adopted:
Published:
Effective:

WRANGELL NARROWS

UNSUBDIVIDED PORTION OF
ALASKA TIDELANDS SURVEY No. 9

N 57°40'00" E 300.00'

VICINITY MAP
SCALE: 1" = 1 MILETHIS
SURVEY

S 32°20'00" E 75.00'

ACL LEASE PARCEL
22,500 S.F.

S 57°40'00" W 300.00'

UNSUBDIVIDED PORTION
ALASKA TIDELANDS SURVEY No. 9

S 32°20'00" E 95.00'

S 32°20'00" E 62.00'

COAST GUARD
FLOAT LEASE
PLAT #89-4
8,984 S.F.U.S. FOREST SERVICE
TIDELANDS LEASE PARCEL A
PLAT #84-24
19,000 S.F.

145.00'

N 57°40'00" E

14.98'

145.57'

N 57°40'00" E

14.41'

N 57°40'00" E

14.41'

PETERSBURG PORT FACILITY DOCK

S 32°20'00" E 75.00'

S 32°20'00" E 62.00'

S 32°20'00" E 95.00'

NOTES:

1. ACL LEASE PARCEL WILL BE TIED TO, TWO CENTERLINE MONUMENTS IN S. NORDIC DR. THE BEARING OF THE LINE BETWEEN THE TWO CENTERLINE MONUMENTS WILL BE THE BASIS OF BEARING FOR THIS SURVEY.

CLIENT: PETERSBURG BOROUGH
BOX 329
PETERSBURG, AK 99833

0' 50' 100'



GRAPHIC SCALE: 1" = 50'

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

DRAWING COMPLETED 01/27/26

DRAWING No. ACL LEASE PCL 2025

LEGEND

— ACL LEASE PARCEL BOUNDARY

- - - - - OTHER LEASE PARCEL SIDE BOUNDARY

- - - - - SURVEY TIE LINE

● S. NORDIC CENTERLINE MON. RECOVERED THIS SURVEY



PETERSBURG PORT FACILITY DOCK

PLANNING COMMISSION REPORT

Action #	2026-0103
Meeting Date:	1/13/2026
Applicant(s):	Petersburg Borough
Property Owner(s):	Petersburg Borough
Property Address:	121 Dock Street
Legal Description:	
Parcel ID	01-008-099 (proposed)
Acreage/Lot Size	28,800 Sq. Ft.
Current Zoning	n/a
Comp Plan Designation:	n/a
Request Type:	Zoning Map Amendment

EXECUTIVE SUMMARY

Applicant Request:	Assign a zoning classification of Industrial - Marine Industrial Overlay to a proposed lease parcel that is currently unzoned.
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Recommendation:	Recommend Approval
------------------------	--------------------

Key Issues:	The proposed lease is a new lease lot to American Cruise Lines (ACL). Borough property must be zoned prior to lease or sale.
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PROJECT DESCRIPTION

Proposal Details

Intended Use	Mooring Float for commercial passenger vessel.
Building/Development	n/a
Site Improvements	Moorage float
Operations Plan	n/a
Timeline	

Site Characteristics

Size:	28,800 sf
Topography:	water
Existing Structures:	none
Legal Access:	Dock Street
Utilities:	none
Constraints:	none

ZONING AND LAND USE ANALYSIS

Proposed Zoning

Zone	Marine Industrial Overlay
Intent	The Marine Industrial Overlay (MIO) Zone is established to protect and promote the maritime economy by restricting uses on certain land or tidelands
Principal Uses	Uses outlined in Section 19.50.040 for MIO include harbors, marinas, mooring facilities.
Conditional Uses	There are no conditional uses in the MIO.

Surrounding Zoning		Actual Land Use
North	Marine Industrial Overlay	Commercial/Industrial
South	Marine Industrial Overlay	Commercial/Industrial

East	Marine Industrial Overlay	Commercial/Industrial
West	n/a	Vacant

Development will be directed by lease agreement with the applicant. The lease agreement sets allowed uses, terms of use, etc.

STANDARDS ANALYSIS (PMC 19.84)

Impact on proposed site and surrounding properties, if any, of proposed activity:

1. Findings as to need and justification for the proposed change
2. Findings as to impact on the Comprehensive Plan

DEPARTMENT REVIEWS

Department Name	Comments
Public Works	No comments.
Power & Light	No comments.
Fire/EMS	No comments.
Harbor Dept.	Supports Rezone. See attachment E.

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 a distance of six hundred feet of the exterior boundary of the property that is the subject of the application. See Attachment D for notification list.

FINDINGS AND CONDITIONS OF APPROVAL

Findings of Fact

- Finding 1: The borough intends to lease a portion of tidelands/submergedlands for construction of a mooring facility.
- Finding 2: Borough codes requires borough-owned property to be zoned prior to lease or sale.
- Finding 3: The location and proposed use of the parcel is consistent with Marine Industrial Overlay
- Finding 4: The zoning is consistent with Goal 5 of the Land Use Chapter of the Comprehensive Plan to prioritize water-dependent uses on the waterfront and allow for a diversity of uses to maximize value.

ATTACHMENTS

A. Maps	C. Public Comments	E. Harbor Board Minutes	G. Meeting Minutes
B. Applicant Materials	D. Public Notice	F. Harbormaster Comments	

RECOMMENDATION: The Planning Commission recommends the Borough Assembly approve the application to zone the proposed ACL lease lot to Industrial and include the parcel within the boundaries of the Marine Industrial Overlay.

AYE: 6

NAY: 0

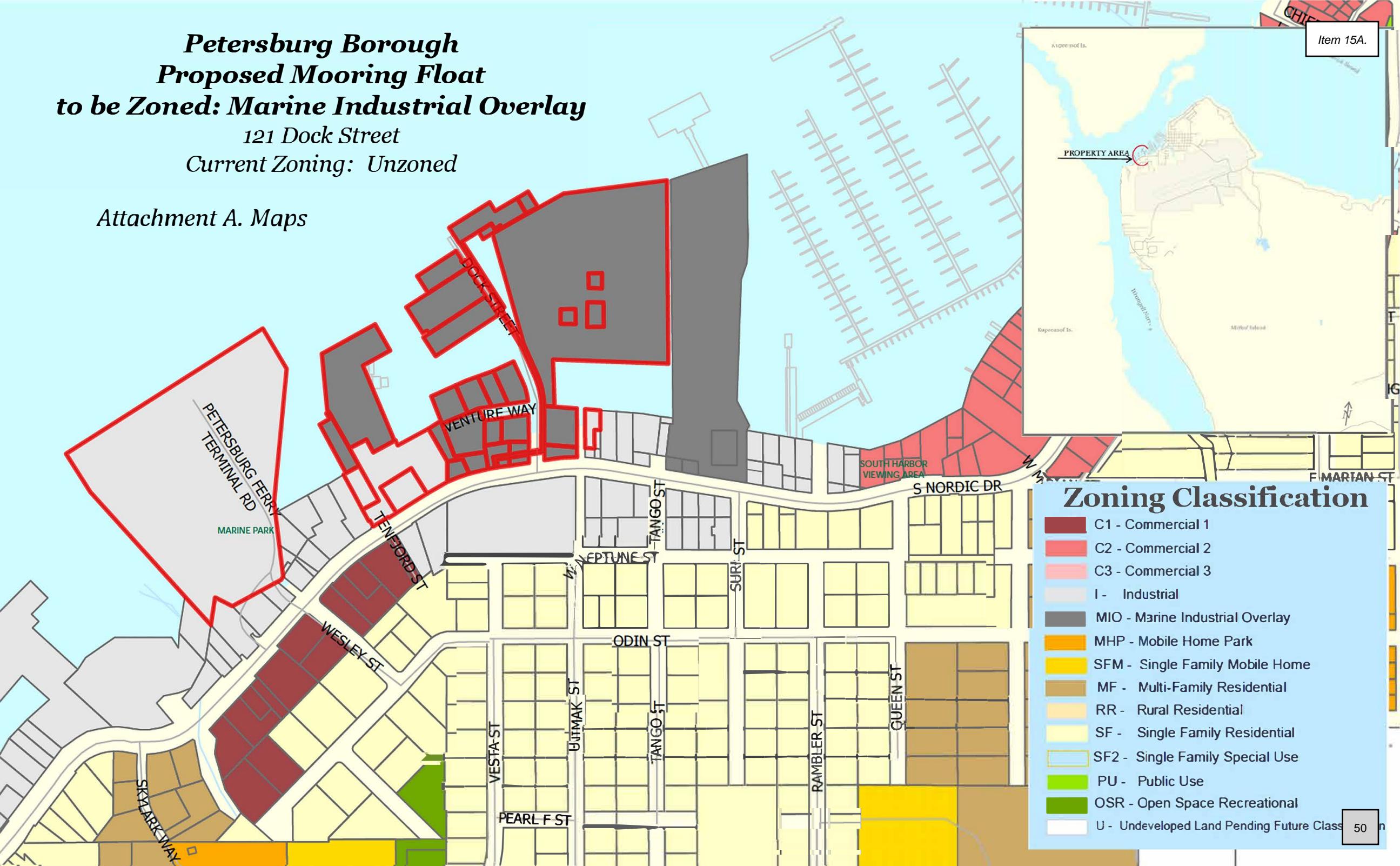
ABSENT: 1

**Petersburg Borough
Proposed Mooring Float
to be Zoned: Marine Industrial Overlay**

121 Dock Street

Current Zoning: Unzoned

Attachment A. Maps





PETERSBURG BOROUGH ZONING CHANGE REQUEST

For Borough Use	Date:
Base Fee: \$100	Check No. or CC:
Public Notice Fee: \$70	Received by:
Total: \$170	Code to: 110.000.404110

APPLICANT INFORMATION

NAME: Petersburg Borough

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION: end of Dock Street			Lot Size: 25,000 sf
LOT:	BLOCK:	SUBDIVISION:	PLAT #:
PARCEL ID:		ZONE: Unzoned	OVERLAY:

Current Use of Property: Vacant

Proposed Use of Property: Mooring Float

LEGAL ACCESS AND UTILITIES

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

WATER SOURCE: What is the current or planned system? Municipal Cistern/Roof Collection Well

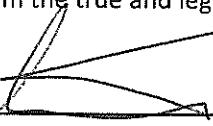
LEGAL ACCESS TO LOT(S) (Street Name): Dock St

SUBMITTALS

Please submit letter stating the new zoning and explaining the need for the change.

SIGNATURE(S)

I hereby affirm all 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: 12/9/2026

Owner (if different from applicant): _____ Date: _____

Owner (if different from applicant): _____ Date: _____



December 19, 2025

RUTHERFORD ANDREW
PO BOX
 [REDACTED]

NOTICE OF SCHEDULED PUBLIC HEARINGS

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

Recommendation to the Borough Assembly regarding a rezone of a proposed lease lot at the end of Dock St. from un-zoned to Industrial with Marine Industrial overlay. (PID: 00-000-000)

The public hearing and consideration of the application will be held:	Tuesday, January 13, 2026, at 12:00 PM Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via ZOOM , please contact Anna Caulum at 907-772-5409.	

Interested persons desiring to present their views on the applications, either in writing or verbally, will be given the opportunity to be heard during the above-mentioned hearing. Said hearing may be continued from time to time as necessary. If the Planning Commission is unable to meet at the date and time stated above, this application will be considered at a future meeting with no further notice provided except for the general notice provided to the public.

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

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

Sincerely,

Liz Cabrera
 Community & Economic Development Department

Name1	Name2
CHRIS FRY	
HEATHER O'NEIL	
SARAH FINE-WALSH	
JOHN JENSEN	
JOSHUA ADAMS	
MARIETTA DAVIS	
MIKA CLINE	

ALASKA COMMERCIAL ELECTRONICS LLC

ALASKA STATE OF

BIRCHELL PROPERTIES LLC

CORLS CUSTOMS LLC

ISLAND REFRIGERATION LLC

NORDIC HOUSE BED & BREAKFAST INC

PETERSBURG FLYING SERVICES LLC

PETRO 49 INC

PISTON AND RUDDER SERVICE INC

ROCKY'S MARINE INC.

ROSVOLD ERIC

RUTHERFORD ANDREW

US COAST GUARD

US FOREST SERVICE

ALASKA DOT & PF

Minutes from Petersburg Harbor and Ports Advisory Board Regular meeting Wednesday 26th, at 6:30 pm in the Assembly Chambers.

1. **ROLL CALL** The meeting was called to order by Former Chairman Martin at 6:30pm.
Present: Board Members Kittams, Spigelmyre, Knight, McDonald, Randrup, and Cardenas and Liaison Schwartz
Absent: Member Roberge, excused
Public in attendance: Jeff Meucci, Bob Martin
Zoom attendance: NA
Staff: Harbormaster Wollen & Ed Tagaban
2. **APPROVAL OF THE MINUTES:** The minutes of April 3rd, 2025, regular meeting was approved as written.
3. **AMENDMENT & APPROVAL OF MEETING AGENDA:** Agenda was approved as written
4. **PERSONS TO BE HEARD RELATED TO AGENDA:** N/A
5. **PERSONS TO BE HEARD RELATED TO UNRELATED TO AGENDA:** N/A
6. **HARBOR MASTER REPORT:**
 - A. Report attached
7. **UNFINISHED BUSINESS:** N/A
8. NEW BUSINESS:
 - A. **Appointment of Board Chair and Vice Chair:**
Member McDonald made the following motion, seconded by Member Randrup.
"I nominate Casey Knight to Board Chair and Don Spigelmyre as Vice Chair".
Past Chairman Martin opened the discussion allowing members to give opinion and ask questions of candidates, no questions asked. Motion carried 6-0. Member Knight resumed the meeting as Chair.
 - B. **American Cruise Lines Lease Application:**
Chairman Knight asked Harbormaster Wollen to update the Board on the status of ACL proposed partnership with the Borough to build a multipurpose small cruise ship dock and review what led to the change of course to pursue the tidelands lease to build a private facility. Member Spigelmyre made the following motion, seconded by Member Kittams. ***"The Harbor recommends the approval of the American Cruise Lines Lease Application to the Borough Assembly".*** Upon discussion, Member McDonald made an amendment, seconded by member Spigelmyre: ***"to include in the main motion recommendations for appropriate controls as part of the lease agreement as well as a request to allow the lease agreement to come back before the Harbor Board prior to Assembly approval."*** Amendment passed with voting Yea: Board Chair Knight, Member Spigelmyre, Member Kittams, Member Cardenas, Member McDonald and voting NO: Member Randrup.
The original motion was amended to read, ***"The Harbor Board recommends the approval of the American Cruise Lines lease application with appropriate controls as part of the lease agreement and requests the final draft is allowed a final review by the Board prior to Borough Assembly approval".***
Motion carried with voting Yea: Board Chair Knight, Board Member Spigelmyre, Board Member Cardenas, Board Member Kittams, Board Member McDonald and voting NO: Member Randrup.

C. Proposed 2026 Proposed Rate Increase:

Chairman Knight asked Harbormaster Wollen to update the Board and provide background on proposed rate increase. Member McDonald made the following motion, seconded by Member Spigelmyre ***"The Harbor Board recommends the approval of the proposed 2026 rate increase to the Borough Assembly"***. Motion carried with voting YEA: Board Chair Knight, Member Spigelmyre, Member Kittams, Member McDonald and voting NO: Member Randrup and Member Cardenas.

D. South Harbor Parking Lot/Drive Down Paving Project:

Chairman Knight asked Harbormaster Wollen to present the proposed paving project and provide background on the SECON quote. Member Spigelmyre made the following motion, seconded by Member Kittams. ***"The Harbor Board recommends the approval of the proposed South Harbor Parking Lot/Drive Down Paving Project to the Borough Assembly"***. Motion carried with voting YEA: Chairman Knight, Member Spigelmyre, Member Kittams, Member Cardenas, Member McDonald and voting NO: Member Randrup.

9. COMMUNICATION: N/A

10. DISCUSSION ITEMS: N/A

11. ADJOURN: The Board adjourned at 7:32 pm.

Date Approved



RE: January Planning Commission

From Glorianne Wollen [REDACTED] >

Date Tue 12/9/2025 10:13 AM

To Liz Cabrera [REDACTED] Karl Hagerman <k [REDACTED]>; Aaron Marohl [REDACTED]; Aaron Hankins [REDACTED]; Ryan Welde [REDACTED]; Dan Bird [REDACTED]; James Kerr [REDACTED]
< [REDACTED]>

The Harbor Department is supportive of the rezone of the proposed ACL lease parcel to Industrial Marine Industrial Overlay. It is important to the community now and in the future that these tidelands are specifically zoned for a marine based industry waterfront access and use. The Marine Industrial Overlay protects the intrinsic value of limiting the use to maritime industry and will achieve the goal of keeping this Borough property economically affordable and active.

Thanks,
Glo Wollen
Harbormaster

From: Liz Cabrera [REDACTED]
Sent: Monday, December 8, 2025 10:40 AM
To: Karl Hagerman [REDACTED] >; Aaron Marohl <a [REDACTED]>; Aaron Hankins [REDACTED]; Ryan Welde [REDACTED]; Dan Bird [REDACTED]; James Kerr [REDACTED]; Glorianne Wollen [REDACTED]
< [REDACTED]>
Subject: January Planning Commission

Hello,

Please let me know if you have any comments on the following attached applications:

1. Minor Subdivision at 1200 Haugen
2. Variance at 506 Excel St.
3. Rezone of proposed ACL lease parcel at the end of Dock ST to Industrial/Marine Industrial Overlay (attached is their original lease application so you have a visual).

Thanks,
Liz
Liz Cabrera
Community Development
Petersburg Borough
PO Box [REDACTED]
Petersburg AK 99833
[REDACTED]



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, January 13, 2026

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 Marietta Davis
Commission Secretary Sarah Fine-Walsh
Commissioner Joshua Adams
Commissioner Mika Cline

ABSENT

Commissioner John Jensen

Commission Chair Fry Excused Commissioner Davis from the past 2 meetings, Commissioner Jensen from the past two meetings as well as himself from the previous meeting.

3. Acceptance of Agenda

Commission Chair Fry mentioned public hearing item A. Consideration of an application from Central Council Tlingit Haida for a minor subdivision at 1200 Haugen Drive will be postponed to the March meeting because of a presentation they will be doing in February to answer questions.

Motion to amend the agenda made by Commission Secretary Fine-Walsh, Seconded by Commission Vice-Chair O'Neil.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Davis, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline

The agenda was accepted as amended.

Motion to made by Commission Secretary Fine-Walsh

All in Favor Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Davis, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline

4. Approval of Minutes

A. December 9, 2025, meeting minutes

The December 9, 2025, meeting minutes were unanimously approved.

Motion made by Commissioner Cline, Seconded by Commission Secretary Fine-Walsh.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Davis, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline

5. Public Comments

None

6. Consent Calendar

None

7. Public Hearing Items

A. Consideration of an application from Central Council Tlingit Haida for a minor subdivision at 1200 Haugen Drive (PID: 01-012-010).

Postponed to March meeting

B. Recommendation to the Borough Assembly regarding a vacation of a portion of the North 9th Street right-of-way.

Motion made by Commission Secretary Fine-Walsh, Seconded by Commissioner Cline.

Commission Secretary Fine-Walsh mentioned the staff findings were persuasive and consistent with comments from adjacent landowners that this would be beneficial to them.

Commission Chair Fry and Commissioner Adams agreed that this seems straightforward.

Lizzy Thompson spoke confirming that she submitted the vacation application. She also stated that she, Harold Medalen, and Craig Curtis are interested in purchasing the property; however, the other neighboring party is not interested.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Davis, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline

C. Recommendation to the Borough Assembly regarding a rezone of a proposed lease lot at the end of Dock St. from un-zoned to Industrial with Marine Industrial overlay. (PID: 00-000-000)

Harbormaster Glorianne Wollen spoke in support of recommending the rezone to the Borough Assembly.

Motion made by Commission Secretary Fine-Walsh, Seconded by Commissioner Adams.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Davis, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline

D. Recommendation to the Borough Assembly to pursue a land exchange with Tidal Networks for the Rory Rd property for publicly owned land for the purpose of relocating a planned communications equipment tower to a lower impact area, such as the shooting range.

Greg Browning resident of Papke's spoke on behalf of himself in support of the land exchange. He does not want to see a tower in his neighborhood.

Tom Kowalske spoke representing himself, he is in support of a land exchange to relocate the planned tower.

Judy Ohmer spoke representing herself as well as the 230 residents who have signed a statement of concern regarding the location of towers. She encouraged the Planning Commission to pass this recommendation to the Borough Assembly.

Sarah Holmgram spoke representing herself as well as being a real estate business owner in town. She would like to see the Planning Commission recommend to the Borough Assembly a land swap. From a real estate point of view, towers will hamper people in that vicinity from selling their property.

Rebecca Knight spoke representing herself with concerns regarding tower locations. She is in favor of a land exchange.

Nicole McMurren spoke representing herself, she is curious why we are working so hard to accommodate something that she's not hearing a groundswell of support for.

John Murgas spoke representing himself. He commended the Kvernvik's for their well written letter in the packet. He would like to see towers in alternate locations.

David Beebe spoke representing himself. He spoke of his past experience on the Planning Commission and founding principles and meaning of government, of the people, for the people and by the people. He urged the Commission to table this resolution (minor subdivision) for reasons of abandoning ethics in violation of the public trust.

Motion made by Commission Secretary Fine-Walsh, Seconded by Commissioner Davis.

A proposed amendment to the motion made by Commission Secretary Fine-Walsh to add language to the recommendation at the end of the sentence - such as the shooting range or the Borough owned land on the Falls Creek Road past the mill.

Director Liz Cabrera mentioned the Borough doesn't own that land, it's State owned.

Proposed amendment to the motion receives no second.

A proposed amendment to the motion made by Commission Vice-Chair O'Neil to recommend to the Borough Assembly they look into acquiring from the State some land at Falls Creek that would suffice for an alternative location of the Papkes tower. Seconded by Commissioner Adams.

Discussion.

Commission Vice-Chair O'Neil made an amendment to the amendment to Recommend to the Borough Assembly to pursue a land exchange with Tidal Networks for the Rory Rd property for publicly owned land for the purpose of relocating a planned communications equipment tower to a lower impact area. Seconded by Commissioner Secretary Fine-Walsh.

Voting on the amendment to the amendment Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Davis, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline.

Commission Secretary Fine-Walsh further made an amendment to the amendment to remove the words "publicly owned" from the recommendation. Seconded by Vice Chair O'Neil.

Voting on the amendment to the amendment:

A Recommendation to the Borough Assembly to pursue a land exchange with Tidal Networks for the Rory Rd property for land for the purpose of relocating a planned communications equipment tower to a lower impact area.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Davis, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline

Voting on the motion as amended.

A Recommendation to the Borough Assembly to pursue a land exchange with Tidal Networks for the Rory Rd property for land for the purpose of relocating a planned communications equipment tower to a lower impact area.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Davis, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline

8. Non-Agenda Items

A. Commissioner Comments

- Continuation of discussion on recommendation to Borough Assembly regarding Wireless Communication Facilities

Commission Vice-Chair O'Neil read into record a proposal for an actionable item for next month's agenda. The proposal would change and add language to ordinances 19.44.020, 19.32.020, 10.36.020 dealing with principal permitted uses to add line items titled "Communication Equipment, Commercial Wireless Communications Facilities, Broadband and 5G, 6G.

Commission Secretary Fine-Walsh stated that the Commission is working on a proposal for zoning changes. The current Borough code is pre cell phone and does not contemplate communication towers. She encouraged the community to give feedback and comments.

Motion made by Commission Vice-Chair O'Neil, Seconded by Commission Secretary Fine-Walsh.

Commission Chair Fry spoke to say that the Commission is barred from making decisions based on the potential health risks of any transmitter by the federal government.

Commissioner discussion.

Jackie Tyson spoke representing herself she has concerns about the tower planned to be constructed by her home at Papkes.

Greg Browning spoke representing himself. He questioned how a second service area would work as far as Papkes lack of service and the taxation change.

Commission Secretary Fine-Walsh spoke to say what folks are looking for is a new service area not an extension of service area 1, because it would affect taxes and building codes.

Judy Ohmer spoke on behalf of herself mentioning during a Borough Assembly meeting, they were talking about a new service area 2 being created and the manager said it would take 3 years.

Tom Kowalske spoke representing himself referring to documents he gathered from the Environmental Health Trust along with Children's Health Defense sued the FCC and won. He encouraged the Commission to read the decision.

Emergency Services Director Aaron Hankins spoke to say, currently, as far as he is aware the building official, fire marshal, nor Police officers have jurisdiction outside of service area 1.

Commissioner Discussion.

Scott Newman representing himself he encouraged the Commissioners to not use the Borough of Haines ordinance as a starting point but to look at other communities' ordinances like Juneau who have two attorneys on staff at every meeting.

Nicole McMurren spoke on her own behalf with concerns that Tlingit and Haida has not proven the need. In attempt to serve the loudness of the community, we are trying to do something very large too quickly.

Tara Lucas spoke representing herself she feels we are being cornered by the towers and likes the idea of the alternative cables.

Discussion.

Commission Chair Fry called a special meeting January 23, 2026, from 10AM - 12:00PM in the Assembly Chambers to discuss initiation of an amendment to Title 19, Zoning, to address Wireless Communication Facilities.

Voting on the original motion Nay: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Davis, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline

Commissioner Adams spoke regarding his idea of reducing parking mandate from 2 vehicles per unit to 1 vehicle per unit. He also spoke regarding creating a historical commission that is already in Borough code.

B. Staff Comments

- December Zoning Practice

C. Next Meeting is February 10, 2026.

9. Adjournment

The meeting adjourned at 2:20PM.

Motion made by Commission Secretary Fine-Walsh, Seconded by Commissioner Cline. Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Davis, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline

**PETERSBURG BOROUGH
RESOLUTION #2026-02**

**A RESOLUTION AUTHORIZING A SPECIAL USE PERMIT FOR A
PORTION OF THE DOLPHIN STREET RIGHT-OF-WAY**

WHEREAS, Silver Bay Seafoods-Southeast, LLC ("Silver Bay") is the owner of parcels located directly adjacent to the Dolphin Street right-of-way ("the ROW"); and

WHEREAS, in 1989, the predecessor-in-interest to Silver Bay acquired a special use permit to use a portion of the ROW to load and unload container vans; and

WHEREAS, that special use permit is non-transferable and Silver Bay is required to apply for a new permit to continue use of the ROW; and

WHEREAS, on August 27, 2025, Silver Bay filed an application for a special use permit under Petersburg Municipal Code (PMC) 19.76, to nonexclusive use of an approximately 6,000 sq. ft. portion of the ROW for the loading and unloading of container vans; and

WHEREAS, on November 12, 2025, a duly noticed public hearing was held before the Petersburg Borough Planning Commission on the application; and

WHEREAS, the Planning Commission considered and reviewed applicant materials, staff comments, and public comments, and issued a Report and Findings of Fact, recommending that the Assembly approve the application with conditions, the conditions being to retain the prohibition against storage found in the original permit and to update permit language and general liability insurance coverage amounts to current requirements; and

WHEREAS, the Assembly has determined that the permit will not adversely impact any of the surrounding properties and is of community benefit by providing accountability for necessary maintenance and upkeep of the ROW, while ensuring accessibility by the general public.

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

Section 1. The Assembly hereby approves the issuance of a special use permit to Silver Bay Seafoods-Southeast, LLC to use a 6000± sq. ft. portion of the Dolphin Street right-of-way, more specifically described in Attachment A, for purposes of loading and unloading container vans.

Section 2. The special use permit shall be substantially in the form as Attachment A.

Section 3. The Borough Manager is hereby authorized to execute, on behalf of the Borough, the permit authorized under this Resolution.

PASSED and APPROVED by the Assembly of the Petersburg Borough, Alaska this 2nd day of February 2026.

Bob Lynn, Mayor

ATTEST:

Rebecca Regula, Borough Clerk

Attachment A to Resolution # 2026-02

For Recording in the Petersburg Recording District

After recording, Return to: Borough Clerk
Petersburg Borough
PO Box 329
Petersburg, Alaska 99833

**SPECIAL USE PERMIT
(PMC 19.76)**

This Special Use Permit (hereinafter "permit"), effective as of the date of the last signature below (hereinafter "the effective date"), is by and between the Petersburg Borough, PO Box 329, Petersburg, Alaska 99833 ("the Borough") and

Silver Bay Seafoods – Southeast LLC
208 Lake Street, Suite 2E
Sitka, AK 99835

hereinafter the "Permittee".

Under the terms and conditions set out herein, the Borough hereby grants to Permittee the revocable, nonexclusive use of the following described real property:

A 6000± sq. ft. unsubdivided portion of Alaska Tidelands Survey No. 9, being an extension of Dolphin Street, lying south of T-204A and more particularly described as follows:

Beginning at Corner No. 1, the True Point of Beginning, being the Northwest corner of Lot 2, Block E, common the N.E. Corner of Lot 2A, Block E of the Subdivision of Alaska Tidelands Survey No. 9, Petersburg, Alaska; monumented with a rebar and aluminum cap. From which a Brass Cap at the Southeast Corner of Lot 2, Block 6 of the Subdivision of U.S.S. 282, bears S. 70° 31' 07" E, a distance of 545.26 feet. Said Brass Cap and an iron pipe which bears S. 89° 42' 00" E, forms the Basis of Bearing for this legal description.

Thence S. 86° 43' 00" W, along the Northerly side of Lot 2A, a distance of 100.00 feet, to a point on the Northerly side of Lot 2A, Corner No. 2. Thence N 03° 23' 00" W, across un-subdivided tidelands, a distance of 60.00 feet, to a point on the

Attachment A to Resolution # 2026-02

southerly property line of T-204A, Corner No. 3. Thence N 86° 43' 00" E, along the southerly property line of T-204A, a distance of 100.00 feet, to the southeast corner of T-204A, Corner No. 4, common to the Southwest corner of Lot 1, Block F, and common to the most westerly end of the Dolphin Street R.O.W. Thence S 03° 23' 00" E, along the westerly end of the Dolphin Street Right-of-Way, a distance of 60.00 feet, to Corner No. 1, the True Point of Beginning. The intent of this legal description is to describe a 60.00 foot by 100.00 foot parcel of tidelands, westerly of Dolphin Street, at its most westerly extension. A plat of said parcel is attached hereto and incorporated herein as Exhibit A.

hereinafter, the "permitted area". Permittee is granted the right to use of the permitted area for the following permitted use(s) only:

For intermittent access to T-204A and Lot 2A for the purpose of loading and unloading vans and incidental uses necessary for Permittee's loading and unloading operations. The Permittee shall not store any equipment, vehicles or materials of any kind upon the permitted area.

All uses other than permitted uses are expressly prohibited.

Terms and Conditions

1. In its use of, and activities or operations on, the permitted area, Permittee shall, at Permittee's sole cost and expense, comply with all applicable federal, state, and local laws, ordinances and regulations, including without limitation environmental and safety requirements.
2. Permittee shall not use or deposit, or permit the use or deposit of, any hazardous material or waste on the permitted area. As used herein, the term "hazardous materials or waste" means any hazardous or toxic substances, material, or waste that is or hereafter becomes regulated by any municipal governmental authority, the State of Alaska, or the United States government.
3. Permittee shall properly locate Permittee's activities on and within the permitted area prior to commencement of use and throughout the term of this permit until termination.
4. Use of the permitted area by Permittee is "AS IS, WHERE IS". The Borough does not warrant or represent, and expressly disclaims, that the permitted area is safe or suitable for any purpose whatsoever. Permittee is wholly and solely responsible for, and in control of, Permittee's use of, and activities or operations on, the permitted area by Permittee or any person or entity acting through Permittee, and for any necessary maintenance, repair and upkeep of the permitted area. Permittee acknowledges that the Borough has no responsibility whatsoever for any maintenance, repair or upkeep of the permitted area without regard to the underlying cause of the necessary work, including negligence by the Borough.
5. This permit is granted on the express condition that the Borough is free from any and all liability by reason of injury or death to persons or damage to or destruction of property from whatever cause arising out of or in any way related to Permittee's use of, or activities or operations on, the permitted area or exercise of rights hereunder. Permittee hereby assumes any risk

Attachment A to Resolution # 2026-02

involved in respect to the presence of Permittee, or Permittee's contractors, employees, officers, members, shareholders, agents, representatives, clients, invitees, and guests, or their personal property, equipment or other facilities, on the permitted area, and does hereby release and discharge the Borough from any and all liability for loss, damage, injury, or death incurred by Permittee, or Permittee's contractors, employees, officers, members, shareholders, agents, representatives, clients, invitees, and guests, arising out of their entry or presence on, or use of, the permitted area pursuant to this permit. Permittee shall proceed under this permit at Permittee's own and sole risk.

6. Indemnification.

Permittee shall indemnify, defend and hold harmless the Borough, and its employees, officials, agents, and representatives, from and against any and all obligations, liabilities, claims, demands, loss, damages, costs, penalties, expense, or causes of action whatsoever, including attorney fees, resulting from, arising out of, or in any way connected with or related to the occupation or use of, or activities or operations on, the permitted area by Permittee or Permittee's contractors, employees, officers, members, shareholders, agents, representatives, clients, invitees, and guests, or otherwise arising out of or in any way connected with or related to this permit or the permitted area.

7. Insurance.

Notwithstanding Permittee's obligation of indemnification set out above, Permittee shall maintain in full force and effect during the term of this permit, at Permittee's sole expense, the following policies of insurance for protection against the claims of employees and other persons, insuring both Permittee and the Borough, against any liability that may accrue against them or either of them in connection with Permittee's use of, or activities or operations on, the permitted area or exercise of rights under this permit:

- i. General Liability Insurance covering use of and activities or operations occurring on the permitted area, including environmental damage, written on an occurrence form and not a claims-made form, with a minimum coverage limit of no less than \$1,000,000 per person, \$2,000,000 in the aggregate;
- ii. Automobile Liability Insurance, with liability limits and coverages reasonably satisfactory to Borough;
- iii. Property Insurance, insuring Permittee's property and Improvements, in adequate amounts to insure their full value; and
- iv. Workers' Compensation and Employer's Liability coverage, as required by state law.

The insurance shall be placed with insurance carriers satisfactory to the Borough and shall not be subject to cancellation or any material change except after thirty (30) days written actual notice to the Borough. The Borough and its officials and employees shall be specifically named as an additional insured on policies hereunder, where permissible, and all insurers shall agree to waive all rights of subrogation against the Borough.

Attachment A to Resolution # 2026-02

All general liability and other casualty policies shall be written as primary policies; they shall not be contributing with, or in excess of, any insurance coverage that the Borough may otherwise carry. In order to maintain the same level of coverage that will exist at the commencement of this permit, the amounts and types of coverage called for herein shall be subject to review from time to time and, at the Borough's sole discretion, may be increased or extended to require the amounts and types of coverage deemed necessary by the Borough.

A Certificate of Insurance evidencing such coverage shall be provided to the Borough upon the effective date and thereafter upon renewal of such policies. If Permittee fails to comply with these insurance requirements, the Borough may suspend Permittee's activities on the permitted area until Permittee fully complies with these requirements and may terminate this permit in accordance with paragraph 14 hereof.

8. Permittee shall be responsible for any damage or disturbance to the Borough's real or personal property, or that of third parties, resulting from Permittee's exercise of rights herein granted. The Permittee shall promptly repair and restore to its original condition the permitted area or any of the Borough's personal or real property, including any improvements, that may be damaged or disturbed in connection with the use of, or activities or operations on, the permitted area by Permittee or any person or entity acting through Permittee.

9. Permittee shall keep the permitted area free and clear of any and all liens, charges, and encumbrances for labor performed or materials or services furnished to or at the permitted area at the instance or request of Permittee or any person or entity acting through Permittee. Permittee shall indemnify the Borough against any such lien, charge, or encumbrance that may be established against the permitted area as a consequence, direct or indirect, of any act or omission of Permittee, or any person or entity acting through Permittee, under this permit.

10. Permittee shall be solely responsible for, and shall promptly pay and discharge, any and all taxes, charges or other fees levied, assessed or charged against the Permittee or the permitted area as a result of this permit or Permittee's use of, or activities or operations on, the permitted area.

11. The Borough shall not be liable to Permittee if, for any reason whatsoever, Permittee's occupation or use of the permitted area shall be hindered, delayed, denied, or otherwise disturbed.

12. This permit is subject to all covenants, conditions, restrictions, reservations, and rights of way pertaining to the permitted area, whether or not of record.

13. Environmental and Water Quality Protection.

a. If the Borough has cause to believe that environmental or water quality damage has occurred or is threatened on the permitted area as a result of the use of, or activities or operations on, the permitted area by Permittee or any person or entity acting through Permittee, the Borough may give Permittee twenty-four (24) hours notice of such damage or threatened damage, after which time, unless the Borough and Permittee mutually agree otherwise, the Borough shall have the right to require the Permittee to immediately cease use of or activities or operations on the permitted area and to take immediate action to correct or eliminate said damage or threat thereof. Failure of Permittee to comply with such requests will be treated as a material

Attachment A to Resolution # 2026-02

breach of this permit, entitling the Borough to terminate this permit. The Borough's rights under this provision shall not be construed as creating an obligation on the Borough's part to conduct or provide for any inspection as to environmental practices, it being agreed that compliance is the sole responsibility of Permittee.

b. Liability for any environmental or water quality damage that is caused by Permittee or its employees, agents and representatives, or otherwise results from or is related or connected to use of, or activities or operations on, the permitted area by Permittee or any person or entity acting through Permittee, shall be borne by and at the sole expense of Permittee. If Permittee fails or refuses to correct or repair said damage within a reasonable time, then after reasonable notice to Permittee, the Borough shall have the right, but not the obligation, to contract with any party to correct said condition and Permittee shall immediately reimburse the Borough upon demand for all actual costs of said correction or repair.

c. As part of the Borough's right to indemnification as stated herein, Permittee shall indemnify and hold the Borough harmless for any and all civil or criminal liabilities or penalties, including costs of defense, resulting from the acts or omissions of Permittee, or any person or entity acting through Permittee, that cause, threaten, or permit, or are alleged to cause, threaten, or permit, environmental or water quality damage, or sanctions to be incurred because of environmental or water quality damage.

14. This permit shall commence upon the effective date and end upon termination. This permit and any and all rights granted hereunder may be terminated (a) by mutual agreement of the parties; or (b) by the Borough, in its sole and absolute discretion, (i) if, at any time after one (1) year of the effective date, Permittee has not commenced use of the permitted area, unless the Assembly grants an extension under PMC 19.76.110, (ii) if Permittee is in breach or default of any provision of this permit upon expiration of a thirty (30) day notice period, provided that the Borough may immediately suspend Permittee's activities on the permitted area if the breach results in a health or safety hazard or any violation of federal, state or local law or if Permittee has failed to maintain required insurance, (iii) upon sixty (60) days written notice, if the Borough determines that the permitted area is needed for a municipal purpose, or (iv) upon six (6) months written notice. Notice of termination shall be given in writing and delivered by US Mail or hand-delivery to Permittee. If Permittee's use of the permitted area ceases for a continuous period of one (1) year, such disuse shall be considered an abandonment of the use and termination of this permit.

Additionally, the Borough may suspend or terminate this permit if the Assembly determines that the permit was issued in error, or on the basis of incorrect information provided, or in violation of any statute, ordinance, or regulation.

15. Upon expiration or earlier termination of this permit, Permittee shall remove all property located in or on the permitted area by Permittee or any person or entity acting through Permittee, and restore and peaceably surrender the permitted area to the Borough in as good a condition as such area was at the effective date of this permit. If Permittee fails to make such removal or restoration, the Borough shall have the right, but not the obligation, to make such removal or restoration at Permittee's expense, the amount of which Permittee shall immediately pay to the Borough on demand; if the Borough so elects, it shall also have the right to take possession of

Attachment A to Resolution # 2026-02

and appropriate to itself without payment therefore any or all property of Permittee, or any person or entity acting through Permittee, remaining on the permitted area.

16. The use of the permitted area by Permittee, or any person or entity acting through Permittee, shall not interfere with the use of the area by others, including the Borough and members of the general public. Permittee understands that this is a non-exclusive permit, and that the Borough may grant other permit(s) for or interest(s) in the permitted area to other parties. If Permittee believes that other authorized users are improperly interfering with its use of the permitted area, it shall contact the Borough to report same and shall not attempt to directly exclude other authorized users from the permitted area.

17. This permit shall be governed by, and construed and enforced in accordance with, the laws of the State of Alaska. Venue for any dispute arising under this permit shall be in the Superior Court for the State of Alaska, in Petersburg, Alaska. If the Borough shall commence legal proceedings for any relief against the Permittee, declaratory or otherwise, arising out of this permit, the Borough, if deemed the prevailing party, shall be awarded, in addition to any other relief, a reasonable sum as attorney fees.

18. This document and any attachments hereto set forth the entire understanding and agreement of the Borough and Permittee with respect to the transaction contemplated hereunder, and supersedes any and all prior negotiations, discussions, agreements, and understandings between the Borough and Permittee. This permit may not be modified or amended except by written agreement executed by the Borough and Permittee.

19. Permittee's interest under this permit is as a permittee only and in no event shall this permit be construed as granting Permittee any interest in real property; Permittee shall claim no interest or estate of any kind or extent whatsoever in the permitted area by virtue of this permit or Permittee's occupancy or use of the permitted area.

20. This permit cannot be assigned or transferred, in whole or in part, or any interest therein conveyed, by Permittee, without the express written approval of the Borough.

21. The failure of the Borough to insist upon the performance of any of the terms and conditions of this permit, or the waiver of any breach of any of the terms and conditions of this permit, shall not be construed as thereafter waiving any such terms and conditions, but the same shall continue and remain in full force and effect as if no such forbearance or waiver had occurred.

22. Any notice provided for or concerning this permit shall be in writing and be deemed sufficiently given when hand-delivered or sent by US mail to the respective address of a party as set forth at the beginning of this permit. A party may change its address by giving notice hereunder.

23. Permittee has had the full and complete opportunity to seek the advice and assistance of counsel in connection with the execution of this permit, and no rule favoring the interpretation of a written document urged by the non-drafting party shall apply in the event a dispute arises hereunder.

24. This permit may be executed and delivered in counterparts, and may be delivered by facsimile or in electronic format by email. Each such counterpart hereof shall be deemed an original instrument, but both such counterparts together shall constitute one document.

Attachment A to Resolution # 2026-02

25. If any provision of this permit is determined by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this permit shall nonetheless remain in full force and effect so long as the intent of the parties can be reasonably accomplished thereby.

26. Each party represents that the person signing this permit has the right, power and authority to sign on behalf of such party.

IN WITNESS WHEREOF, the parties hereto have hereunto set their respective hands, agreeing to keep, observe and perform all the terms, conditions and provisions herein set forth.

Petersburg Borough

By: _____
Stephen Giesbrecht, Borough Manager

Dated: _____

STATE OF ALASKA)
)
 ss.
FIRST JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this _____ day of _____, 20____, before the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Stephen Giesbrecht, to me known to be the Borough Manager of the Petersburg Borough, who executed the above and foregoing instrument, and acknowledged to me said instrument to be the free and voluntary act and deed of said party for the uses and purposes herein mentioned, and on oath stated that he is authorized to execute said instrument.

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

Notary Public for the State of Alaska
My commission expires: _____

[Additional Signature and Notary Block on following page]

Attachment A to Resolution # 2026-02

The following Permittee hereby agrees to the terms and conditions of this special use permit issued by the Petersburg Borough. Permittee further confirms and avers that all information submitted or otherwise delivered to the Borough during the application process for this permit is true and correct.

PERMITTEE: SILVER BAY SEAFOODS-SOUTHEAST LLC

By: _____

Its: _____

Dated: _____

STATE OF ALASKA)
) ss.
FIRST JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this _____ day of _____, 20_____, before the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared _____, to me known to be the _____ of Silver Bay Seafoods-Southeast, LLC, who executed the above and foregoing instrument, and acknowledged to me said instrument to be the free and voluntary act and deed of said party for the uses and purposes herein mentioned, and on oath stated that he is authorized to execute said instrument.

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

Notary Public for the State of Alaska
My commission expires:

PLANNING COMMISSION REPORT

Meeting Date:	11/12/2025
Applicant(s):	Silver Bay Seafoods
Property Owner(s):	Silver Bay Seafoods
Agent/Representative:	Kim Partridge
Property Address:	Dolphin St ROW
Legal Description:	portion of Dolphin St ROW
Parcel ID	-
Acreage/Lot Size	6,000 sf
Current Zoning	n/a
Comp Plan Designation:	n/a
Request Type:	Special Use Permit

EXECUTIVE SUMMARY

Applicant Request:	Special user permit for the purpose of loading container vans in the Dolphin St right-of-way.
Recommendation:	Approve with conditions
Key Issues:	<ol style="list-style-type: none"> 1. In 1989, PFI acquired a special use permit to use a portion of the Dolphin St ROW to stage/load container vans. 2. The SUP is non-transferrable so Silver Bay must apply for a new permit to continue using the site.

PROJECT DESCRIPTION

Proposal Details	
Intended Use	loading container vans
Building/Development	n/a
Site Improvements	n/a
Operations Plan	n/a
Timeline	Already in use.

Site Characteristics

Size:	6,000 sf
Topography:	developed ROW
Existing Structures:	none
Legal Access:	Dolphin St
Utilities:	n/a
Flood Plain:	n/a
Constraints:	n/a

ZONING AND LAND USE ANALYSIS

Current Zoning		Surrounding Land Use		
Zone	n/a	North	Industrial	
Intent	n/a	South	Industrial	
Permitted Uses	n/a	East	Industrial	
Conditional Uses	n/a	West	n/a	

LOT DEVELOPMENT STANDARDS - Not applicable**STANDARDS ANALYSIS (PMC 19.76.050)****Impact on proposed site and surrounding properties, if any, of proposed activity:**

1. Proposed activity has been occurring at the site since at least 1989.
2. No known conflicts or impacts on surrounding properties during past use.

DEPARTMENT REVIEWS

Department Name	Comments
Public Works	No comments.
Power & Light	No comments.
Fire/EMS	No comments.

PUBLIC NOTICE

The borough provided public notice consistent with PMC 19.76.060. Notice was mailed by first class mail to the owner of record of the property within a distance of six hundred feet of the exterior boundary of the property that is the subject of the application. See Attachment D for notification list.

FINDINGS AND CONDITIONS OF APPROVAL**Findings of Fact**

- Finding 1: Application is consistent with intent of Special Use Permits.
- Finding 2: Proposed use has no negative impact on proposed site.
- Finding 3: Proposed use is compatible with surrounding area and uses.

Recommended Conditions of Approval

- Condition 1: Retain conditions of original SUP prohibiting storage.
- Condition 2: Update permit language and general liability insurance coverage amounts to current requirements.

ATTACHMENTS

- A. Planning Commission Packet

RECOMMENDATION

The Planning Commission recommends the Borough Assembly approve a Special Use Permit for Silver Bay Seafoods, subject to the conditions outlined in this report.

STAFF REPORT

Action #	2025-101
Meeting Date:	11/12/2025
Applicant(s):	Silver Bay Seafoods
Property Owner(s):	Silver Bay Seafoods
Agent/Representative:	Kim Partridge
Property Address:	Dolphin St ROW
Legal Description:	portion of Dolphin St ROW
Parcel ID	
Acreage/Lot Size	6,000 sf
Current Zoning	n/a
Comp Plan Designation:	n/a
Request Type:	Special Use Permit

EXECUTIVE SUMMARY

Applicant Request: Special user permit for the purpose of loading container vans in the Dolphin St right-of-way.

Staff Recommendation: Approve with conditions

Key Issues:

1. In 1989, PFI acquired a special use permit to use a portion of the Dolphin St ROW to stage/load container vans.
2. The SUP is non-transferrable so Silver Bay must apply for a new permit to continue using the site.

PROJECT DESCRIPTION

Proposal Details

Intended Use	loading container vans
Building/Development	n/a
Site Improvements	n/a
Operations Plan	n/a
Timeline	Already in use.

Site Characteristics

Size:	6,000 sf
Topography:	developed ROW
Existing Structures:	none
Legal Access:	Dolphin St
Utilities:	none
Constraints:	none

ZONING AND LAND USE ANALYSIS

Current Zoning		Surrounding Land Use		
Zone	n/a	North	Industrial	
Intent	n/a	South	Industrial	
Permitted Uses	n/a	East	Industrial	
Conditional Uses	n/a	West	n/a	

LOT DEVELOPMENT STANDARDS - Not applicable

STANDARDS ANALYSIS (PMC 19.76.050)**Impact on proposed site and surrounding properties, if any, of proposed activity:**

1. Proposed activity has been occurring at the site since at least 1989.
2. No known conflicts or impacts on surrounding properties during past use.

DEPARTMENT REVIEWS

Department Name	Comments
Public Works	No comments.
Power & Light	No comments.
Fire/EMS	No comments.

PUBLIC NOTICE

The borough provided public notice consistent with PMC 19.76.060. Notice was mailed by first class mail to the owner of record of the property within a distance of six hundred feet of the exterior boundary of the property that is the subject of the application. See Attachment D for notification list.

FINDINGS AND CONDITIONS OF APPROVAL**Findings of Fact**

- Finding 1: Application is consistent with intent of Special Use Permits.
- Finding 2: Proposed use has no negative impact on proposed site.
- Finding 3: Proposed use is compatible with surrounding area and uses.

Proposed Motion

I move to recommend to the Borough Assembly that the SUP application from Silver Bay Seafoods to use 6,000 sf of the Dolphin St right-of-way for loading containers be approved, subject to conditions of approval in this report.

Recommended Conditions of Approval

- Condition 1: Retain conditions of original SUP prohibiting storage.
- Condition 2: Update permit language and general liability insurance coverage amounts to current requirements.

ALTERNATIVES

The Planning Commission has the following options:

- 1. Recommend approval of the application as submitted**
- 2. Recommend approval of the application with staff-recommended conditions**
- 3. Recommend approval of the application with modified conditions**
- 4. Continue the hearing to allow for additional information or public input**
- 5. Recommend the application be denied.**

If the Planning Commission chooses to recommend the application contrary to staff recommendation, specific findings supporting that decision should be provided.

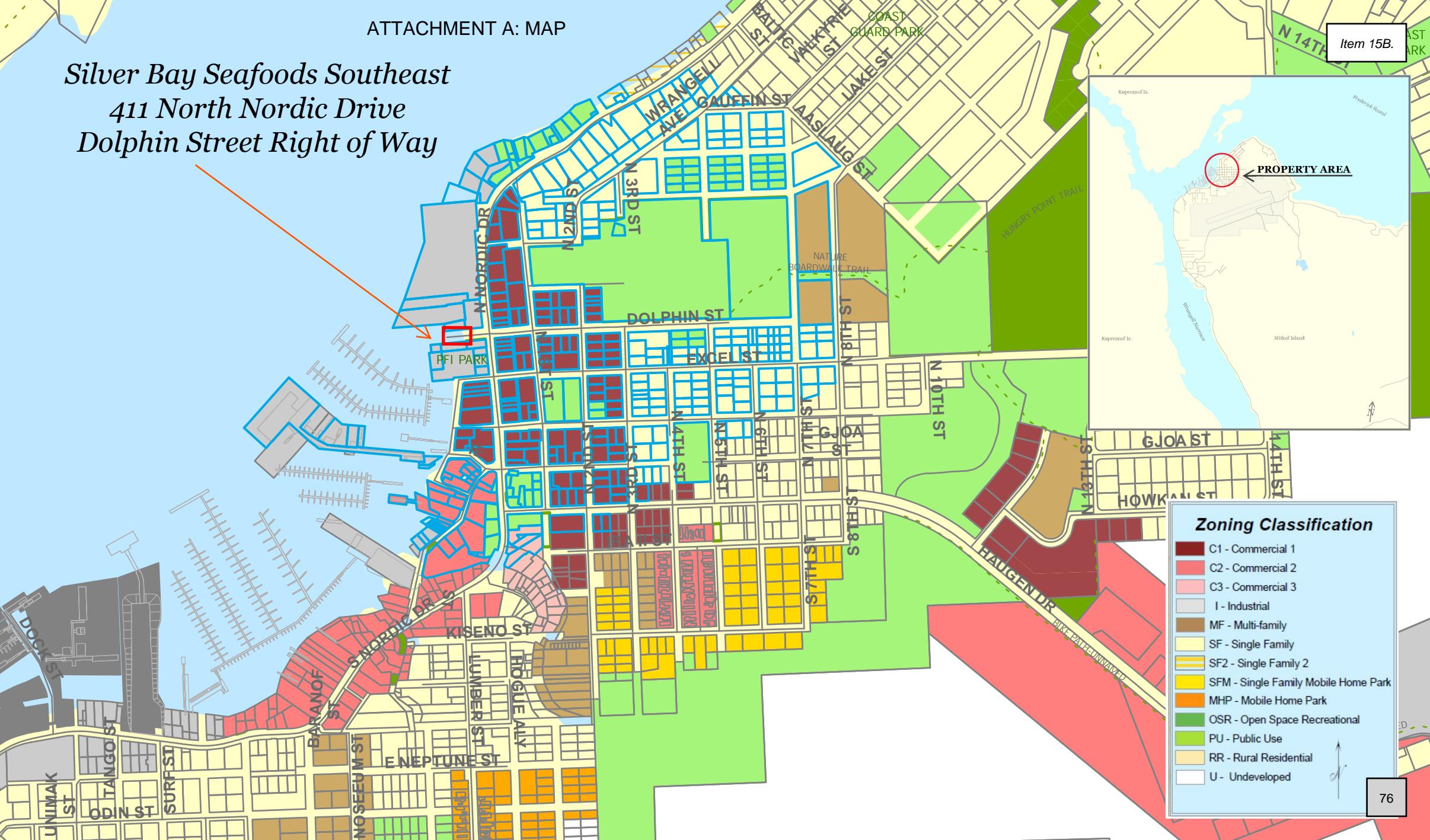
ATTACHMENTS

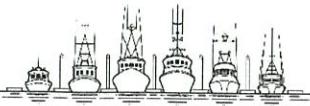
A. Maps	C. Public Comments	E. PFI Special Use Permit
B. Applicant Materials	D. Public Notice	

ATTACHMENT A: MAP

*Silver Bay Seafoods Southeast
411 North Nordic Drive
Dolphin Street Right of Way*

Item 15B



 PETERSBURG BOROUGH SPECIAL USE PERMIT APPLICATION		CODE TO: 110.000.404110
		BASE FEE: \$50.00
		PUBLIC NOTICE FEE: \$70.00
		TOTAL: \$120.00
DATE RECEIVED:	RECEIVED BY:	CHECK NO. or CC: CC
APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME SILVER BAY SEAFOODS SOUTHEAST LLC		NAME
MAILING ADDRESS 4 [REDACTED]		MAILING ADDRESS
CITY/STATE/ZIP SEATTLE, WA 98199		CITY/STATE/ZIP
PHONE		PHONE
EMAIL [REDACTED]		EMAIL
PROPERTY INFORMATION		
PHYSICAL ADDRESS or LEGAL DESCRIPTION: <i>W side Dolphin St</i>		
PARCEL ID:		ZONE: <i>Industrial</i>
CURRENT USE OF PROPERTY: STORAGE		OVERLAY:
		LOT SIZE:
PROPOSED USE OF PROPERTY (IF DIFFERENT): 		
WASTEWATER SYSTEM: Is there a wastewater system on the property? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
What is current or planned system? <input type="checkbox"/> Municipal <input type="checkbox"/> DEC-approved on-site system		
WATER SOURCE: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Cistern/Roof Collection <input type="checkbox"/> Well		
LEGAL ACCESS TO LOT(S) (Street Name): <i>Nordic & Dolphin</i>		
TYPE OF APPLICATION		
<input checked="" type="checkbox"/> Use of Borough Right-of-Way.		
<input type="checkbox"/> Other: 		
SUBMITTALS:		
Please submit site plan of the area you will be developing/using and additional information as required below.		
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): SILVER BAY SEAFOODS SOUTHEAST LLC		Date: 8/26/2025
Owner(s): <i>Agent Kim Partridge</i>		Date: 8/27/25
Owner(s): _____		Date: _____

Contact phone - Kim Partridge
[REDACTED]

19.76 SPECIAL USE APPLICATION

(SUBMIT WITH SITE PLAN)

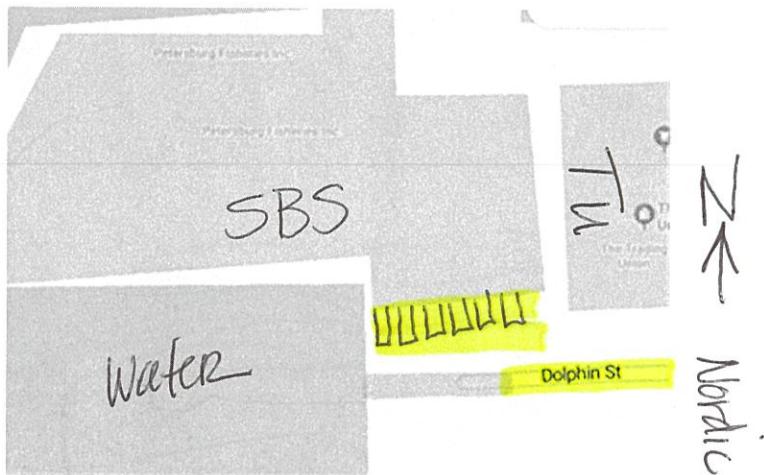
Applicant(s): Silver Bay Seafoods Southeast LLCAddress or PID: Dolphin St ROWProject Summary: Continued use of container van storage.New ownership - no change in type of use.**Conditions of approval as required in Petersburg Municipal Code 19.76.020:****(Note that all regulations and requirements of Title 19 must be satisfied in order to qualify for a special use permit.)**

1. The Borough Assembly may issue the permit if the request, as approved by the Planning Commission, is found to be of beneficial nature to the community and that adjacent and surrounding property will not be adversely impacted.

There are instances when the private sector needs to use borough property for uses other than what the property was initially intended for. An example would be to use a platted, but undeveloped, right-of-way for private access to private property.

Explain how your application meets these conditions:

use of the property is for container van staging. Dolphin is not a ~~through~~ Street Thru so no traffic is hindered.

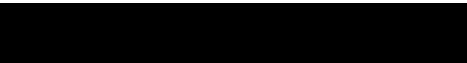


From: [Aardvark LLC](#)
To: [Anna Caulum](#)
Subject: Silver Bay Seafoods, Inc.
Date: Friday, September 26, 2025 3:16:00 PM

External Email! Use Caution

I would like to manifest my agreement and general accord with the idea of Silver Bay Seafoods leaving a van or storage unit in the Dolphin way street. That street is not a through street, so traffic remains unhindered. I think that it is good to allow local businesses to conduct their affairs in our borough, as long as they are respectful of the populace. These people are doing the right thing in my opinion.

Joshua and Adams





September 23, 2025



NOTICE OF SCHEDULED PUBLIC HEARINGS

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

A recommendation to the Borough Assembly for an application from Silver Bay Seafoods for a Special Use Permit to use 6,000 sf of a borough right-of-way at W. DOLPHIN ST.

The public hearing and consideration of the application will be held:	Tuesday, October 14th, 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
CHRIS FRY	
HEATHER O'NEIL	
JOHN JENSEN	
MARIETTA DAVIS	
SILVER BAY SEAFOODS LLC	
TONKA TOY RENTALS LLC	
BURRELL STEVE	BURRELL DESIREE
GREER THOMAS R	
GALLI DENISE	LONGWORTH JOHN
HOFSTAD MELINDA	
BIRCHELL GREGORY G OTNESS DIANE K	
MARTIN ROBERT W	MARTIN BECKY J
ISRAELSON TEKLA	
SHOTWELL EMILY C	GILLILAND WILLIAM C
SHIMEK VIOLET KATHLEEN	BURNETT MICHAEL ANTHONY
DREISBACH ERIK	DREISBACH LINDSI
MATHISEN LENORE	
BERGMANN WILLIAM BERGMANN JOYCE A	
CASE BENJAMIN	CASE CAREY
DROLLINGER KAREN M	
ENGE MARILEE SUSAN NYSSEN CHRISTOPHER & ELISABETH	
KNIGHT REBECCA J KNIGHT JOHN K	
TATE CARL J	TATE HAILEY D
COIL JODE	
WALKER JULIE K	WALKER ELDON W
MARIFERN BRUCE	MARIFERN BARBARA
KAPP WORLAND KAMEY	
LARSON NICHOLAS J	
SHILLING JOAN	
HOLMES DONALD	HOLMES SUSAN
SWANSON ADAM	
HALTINER ROBERT	HALTINER SIGNE
MILLER APRIL LANE	
LUCZAK LEON	LUCZAK JOANNE
POULSEN CHRIS W	POULSEN STACEY M
SWANSON ROBERT L TRUSTEE	SURVIVORS TRUST UNDER THE SWANSON FAMILY L
THORSEN DEREK	THORSEN STACEY
WORHATCH GLADYS MAXINE TRUSTEE	WORHATCH FAMILY TRUST
NEIDIFFER FRANK	NEIDIFFER JACQUELINE
STRAND FLOYD STRAND BARBARA	
TREMBLAY CHELSEA LOUISE	PERRY BRYAN GARRETT
MOORE JOSHUA A	MOORE VICTORIA R
THAIN LAUREN	THAIN TYLER
CARR REED	
MALONE ALAN J	
LIGHTHOUSE ASSEMBLY OF GOD	

MACPHEE DANIELLE	RASMUSSEN JACOB
OCHOA RAYMOND	
HICKMAN DANIEL	HICKMAN PATRICIA L
PETERSBURG BOROUGH SCHOOLS	
KFSK COMMUNITY RADIO	
ST CATHERINE'S CHURCH	
THOMPSON FLOYD A	
LUTHERAN CHURCH	
CRONLUND DOUGLAS	
PETERSBURG CHILDRENS CENTER	
ANDERSON RODNEY	ANDERSON MELINDA
VALENTINE JAMES	VALENTINE MADELEINE
WILKINSON TIM	WILKINSON RAE
KAINO DOUGLAS M	ROXANNE KAINO KERRY L KAINO
OTNESS NELS K III	OTNESS HOLLI I
OTNESS HOLLI	OTNESS NELS
CANIK HEATHER D	
O'NEIL ERICA	O'NEIL SCOTT
ABBOTT THOMAS	HART ELIZABETH
PETERSEN CODEE	PETERSEN NATALIE
ANDERSON JASON C	ANDERSON JULIE E
NICHOLSON NATALIE RUTH	REID MICHAEL FLOYD
MANLY AMBER E	OLSON HELEN ANN
CANTON LOGAN J	CANTON SHEENA L
WELDE RACHEL	
SPERL DONALD & TAUSHA	SPERL KOREN
NEWLUN NEIL	NEWLUN MARGARET
HINDE BENJAMIN	HINDE MARCIE
STANTON GREGOR JAY	STANTON GREGOR LEA
WRIGHT CHADWICK C	JOHNSON SARAH A
MARTIN DAVID S	
KAINO DOUGLAS	MCNUTT NAN
EILENBERGER MARILYN H	
SNIDER BROCK	
EWING LYNN R	EWING DONNA M
OLSEN ROBERT G JR	OLSEN NICCOLE MARIE
MORRISON CHRISTOPHER	MORRISON CHRISTINA
ERICKSON BARBARA S	ERICKSON WIARD TRACY
US FOREST SERVICE	
HOLMGRAIN RANDAL E	HOLMGRAIN SARAH
FREDRICKSEN NORMAN	FREDRICKSEN LYNDA
LEWIS ERIC L	
ALASCOM INC PROPERTY TAX DIVISION	
COWLING GREGORY A	
NORTHERN NECESSITIES LLC	
OTNESS JOHN J	
ESPESETH RHEA LOUISE	ESPESETH NICHOLAS ALLAN

OGDEN JACK E	OGDEN CAROL B
VERSTEEG KORY H	
DRURY DONALD RAY	DRURY BRIANA
BUOTTE DAVID E	SUHARA COLLEEN T
STOLPE ADRIENNE	STOLPE LOGAN
O'CONNOR DEMKO KELLY M	
TRASK GRANT	TRASK LILA
OHMER DAVE	
FJORD BOUNTIES LLC	
OHMER AND COMPANY LLC	
EC PHILLIPS AND SONS INC	
TONGASS FEDERAL CREDIT UNION	
PETERSBURG INDIAN ASSOCIATION	
PETERSBURG ELKS LODGE	
IGLOO LLC	
BAYSIDE LANDING LLC	
OHMER NICHOLAS E	
WELDE DOUGLAS	
SEVER CYNTHIA	
KAWASHIMA DWIGHT G	KAWASHIMA JANE
VALHALLA PLACE LLC	
ALASKA POWER & TELEPHONE	
WOHLHUETER KURT	WOHLHUETER SHERI
MALLORY DARCY	
OINES MARJORIE J	
ST ANDREWS EPISCOPAL CHURCH	
BOSWORTH DALE	BOSWORTH LESLEY
YIP WAMEN	YIP LANEY
BRUMBLEY PAGE	
BURKE RICHARD STEWART	LYNN BURKE JAMIE ANNE
SANAMADA HOLDINGS LLC	
LOESCH RONALD JOHN LOESCH ANNE MARIE	
WELLS FARGO TAX L C/O D	WELLS FARGO-c/o DELOTTE TAX LLP
PETERSBURG MOOSE LODGE	
CHAMBER OF COMMERCE	
WEAVER PAT ELAINE	PAT WEAVER LIVING TRUST
HAMMER & WIKAN	
SPRAGUE RICHARD	SPRAGUE SHARON
WIKAN RICHARD	
KORCHAK PAUL	
PETERSBURG MEDICAL CENTER	
STRATMAN JOSEPH	RICE ALLISON
NILSEN MIKE L	NILSEN RAVENNA
LENHARD MATTHEW	LENHARD JILL
FIERCE ALLEGIANCE DEVELOPMENT LLC	
OBSESSION INDUSTRIES LLC	
MEEKS PHILLIP E	MEEKS SANDRA R

BERG DAVID A	BERG NANCY A
FIRST BANK	
4 & 4 RENTALS LLC	
DIAMANTE GIFT SHOPPE INC	
MARTENS COLLIN B	ROBSON KIMBERLY M
TRIEM FRED	
MURRISON GEORGE	MURRISON NANCY
ROCKWELL DEVELOPMENT LLC	
PRIEST POINT LLC	C/O SUSAN ERICKSON
EIDE VENTURES LLC	
PETERSBURG MENTAL HEALTH SERVICES	
SALVATION ARMY-PETERSBURG	
HIGGINS DONALD K HIGGINS NANCY M	
SKEEK LEONARD	SKEEK LOURDES
MICHAEL ERIN A	
VINSON TRACI	VINSON ANTHONY
LOPEZ CHADAM S	LOPEZ DEREK AND MICHELLE
KVERNVIK RACHEL M	
ALCOCK TARALEE	
BERNALDO DELILAH	
TAGABAN LOLITA	
SOKOL VICKIE L	LUHR ROBERT W
HAMILTON JOHN A IV	HAMILTON JENNIFER Y
KITOS KAVE INC	
15 SING LEE LLC	
BLUE GLACIER LLC	
GILLILAND HARVEY C	GILLILAND SARAH E
SONS OF NORWAY	
ZUSE LLC	
FREEDOM VENTURES LLC	
QUITSLUND JOSEF M	
LEGGETT JIMMY	
VARSANO DANIEL J	SMETS MARJA
DAVIS MARCIA	
MARTIN TYLER J	
TUCCILLO MARK WILLIAM	OHMER SUSAN
SWAINSON DYLAN P	
PETERSBURG MOTORS INC	
ROSE CHARLES	WONG-ROSE LAURA ANN
FEIST ROBERT ANTHONY	
ADAMS JOSHUA	
HILLSIDE RENTALS LLC	
GOOD INVESTMENTS LLC	
HARBOR CONDOMINIUMS	
MC CONVILLE KRISTY	
ALASKA STATE OF	
SONDENAA ANITA	SONDENAA LEROY

PRESBYTERIAN CHURCH

MILLER JASON L

PRUS JOSEPH EDWARD

KVALHEIM GERALD ARNE

MILLER VANESSA K

JEWELL KVALHEIM THERESA C

ATTACHMENT E: PFI SPECIAL USE PERMIT

Record in the Petersburg Recording District

BOOK 32 PAGE 746

SPECIAL USE PERMIT

This SPECIAL USE PERMIT, issued by the City of Petersburg, Alaska, whose mailing address is PO Box 329, Petersburg, Alaska 99833, hereinafter referred to as the "City", will allow Icicle Seafoods, Inc., whose mailing address is PO Box 1147, Petersburg, Alaska 99833, hereinafter referred to as "Permittee", the use of an un-subdivided portion of Alaska Tidelands Survey No. 9, being an extension of Dolphin Street, lying south of T-204A and more particularly described as follows:

Beginning at Corner No. 1, the True Point of Beginning, being the Northwest corner of Lot 2, Block E, common the N.E. Corner of Lot 2A, Block E of the Subdivision of Alaska Tidelands Survey No. 9, Petersburg, Alaska; monumented with a rebar and aluminum cap. From which a Brass Cap at the Southeast Corner Of Lot 2, Block 6 of the Subdivision of U.S.S. 282, bears S. 70 31' 07" E, a distance of 545.26 feet. Said Brass Cap and an iron pipe which bears S. 89 42' 00" E, forms the Basis of Bearing for this legal description.

Thence S. 86 43' 00" W, along the Northerly side of Lot 2A, a distance of 100.00 feet, to a point on the Northerly side of Lot 2A, Corner No. 2. Thence N 03 23' 00" W, across un-subdivided tidelands, a distance of 60.00 feet, to a point on the southerly property line of T-204A, Corner No. 3. Thence N 86 43'00" E, along the southerly property line of T-204A, a distance of 100.00 feet, to the southeast corner of T-204A, Corner No. 4, common to the Southwest corner of Lot 1, Block F, and common to the most westerly end of the Dolphin Street R.O.W. Thence S 03 23'00" E, along the westerly end of the Dolphin Street Right-of-Way, a distance of 60.00 feet, to Corner No. 1, the True Point of Beginning. Said Parcel of tidelands afore described, contains 6,000 S.F., more or less, all as described within this legal description. The intent of this legal description, is to describe a 60.00 foot by 100.00 foot parcel of tidelands, westerly of Dolphin Street, at its most westerly extension. A plat of said parcel is attached hereto and incorporated herein as Exhibit A.

This Special Use Permit is subject to the following terms and conditions:

1. The Permittee agrees a copy of this Special Use Permit shall be duly recorded in the Petersburg Recording District for the State of Alaska with the cost of recording to be borne by the Permittee.
2. Permittee agrees to assume full control and responsibility for all activities connected with this permit. The Permittee shall defend and save harmless the City and all of its representatives from any liability, claim, demand, loss, damage or expense of whatsoever character, directly or indirectly, including, for example, attorney's fees and costs incurred by the City, arising from or in any way related to this permit, whether or not caused in part by the negligence of the party indemnified herein, including without limitation of the foregoing, any such liability, claim, demand, loss, damage or expense; (a) arising out of, or directly or indirectly due to any failure of Permittee to satisfy his obligations under this permit, including compliance with the workers' compensation and other employee benefit laws or the applicable federal, state and local laws governing use of the property; and/or (b) arising out of, or directly or indirectly due to any accident or other occurrence causing injury to any person or persons or property on account of any act or omission by the Permittee or its representatives in connection with the Permittee's use of the property or any improvements thereon. Permittee shall further indemnify the City against all liens and charges that may be established against the premises or any improvements thereon as a consequence, direct or indirect, of any act or omission of the Permittee under this permit.
3. No future claim nor any real property interest is granted to the Permittee to the above described area. This permit is not transferable; it is for the use of the within named Permittee only.

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4. The Permittee shall have the right to use the above described area for access to T-204A and Lot 2A for the purpose of loading and unloading vans and incidental uses necessary for the loading and unloading operations. However, the Permittee's use of the property pursuant to this permit shall not be inconsistent nor interfere with the use of the area by others, including the City, any other permittee or members of the general public. The Permittee shall not store any equipment, vehicles or materials of any kind upon the above described area.

5. The Permittee agrees to be wholly responsible for the maintenance and upkeep of the above described area and acknowledges the City has no responsibility whatsoever for maintenance, upkeep or repair. City will, however, repair any damage to or destruction of the above described area caused by its sole negligence and will not hold Permittee responsible for repairs due to damage to or destruction of the above described area caused by the sole negligence of another permittee of the city.

6. Environmental and Water Quality Protection.

(a) If the City believes that environmental or water quality damage has occurred or is threatened as a result of use of the above described area under this permit, the City shall give Permittee 24 hours notice of such damage or threatened damage after which time, unless the City and Permittee mutually agree otherwise, the City shall have the right to require Permittee, or his employees, representatives or agents to cease operations immediately and require Permittee to take immediate action to correct or eliminate said damage or threat thereof. Failure of Permittee to comply with such request will be treated as a material breach of this Agreement, causing the immediate termination of this Agreement. The City's rights under this provision shall not be construed as creating an obligation on the City's part to provide for any inspection as to environmental practices, it being agreed that compliance is the sole responsibility of Permittee.

(b) Liability for any environmental or water quality damage that is caused by Permittee or his employees, agents or representatives shall be borne by and at the sole expense of Permittee. If Permittee fails or refuses to correct or repair said damage after notice from the City, then the City shall have the right to contract with any party to correct said condition and the Permittee shall be fully responsible for all actual costs of said correction and repair. The Permittee shall immediately reimburse the City for such costs upon demand by the City. Failure to reimburse the City for such costs, after demand, shall be a material breach of this Agreement, causing the immediate termination of this Agreement.

(c) As part of the City's right to indemnification as stated above, Permittee shall indemnify and hold the City harmless from any and all civil or criminal liabilities, sanctions or penalties, including costs of defense, resulting from Permittee's acts or omissions which cause environmental or water quality damage.

7. Insurance Requirements

(a) Permittee shall, at all times during the term of this permit at its own expense, keep in force by advance payment of premiums, the following described insurance for protection against the claims of employees or other persons, insuring both Permittee and the City against any liability that may accrue against them or either of them in connection with the performance of Permittee, his agents, employees or other representatives under this Permit:

(1) Comprehensive general liability insurance including coverage for environmental damage and contractual liability, without limitation, covering bodily injury, death and property damage with a combined single limit of not less than \$100,000.00.

(2) At such times as Permittee has persons employed by him working in the above described area or any work related to this Permit, Permittee shall be required to obtain and maintain during the full term of such employment, insurance in at least the required statutory amounts covering claims under workers compensation, disability benefit or other similar employee benefit acts; and

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(3) The insurance shall be placed with an insurance carrier or carriers satisfactory to the City and shall not be subject to cancellation or any material change except after thirty (30) days written notice to the City and shall provide that no failure of Permittee to comply with any condition or provision of this Permit or other conduct of Permittee or those for whose conduct it is responsible, shall void or otherwise affect the protection under the policy afforded to the City. A certificate of insurance reflecting full compliance with these requirements shall, at all times during the term of this agreement, be kept on deposit at the general office of the City. If Permittee fails to comply with these insurance requirements, the City may terminate this agreement 24 hours after providing notice of Permittee's lack of compliance.

(b) All public liability, property damage, or other casualty policies shall be written as primary policies; they shall not be in contribution with, or in excess of, any insurance coverage that the City may otherwise carry. The insurance required by this agreement shall cover all claims arising in connection with the performance of Permittee, his employees, agents and other representatives under this agreement, whether or not such a claim is asserted during the term of this agreement and even though judicial proceedings may not be commenced until after the expiration of the applicable insurance policy and/or this agreement.

8. If the Permittee keeps, observes and performs all of the terms and conditions of this Permit, the Permittee may, peaceably and quietly, continue the use of the area specified in this permit for an indefinite term however, the City reserves the right to terminate this Permit upon six (6) months written notice of intent to revoke said Permit. If Permittee's use of the area specified in this permit ceases for a continuous period of 365 days, such disuse shall be considered an abandonment and consequent termination of this permit.

PASSED and APPROVED by the City Council of the City of Petersburg, Alaska this 20 day of March, 1989.

DATED this 22nd day of March, 1989.

PERMITTEE: Icicle Seafoods, Inc.
Petersburg, Alaska

By: Douglas S. Roberson

Its: Plant Manager

UNITED STATES OF AMERICA)
STATE OF ALASKA) ss.

THIS IS TO CERTIFY that on this 22nd day of March, 1989, before the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Douglas L. Roberson, Plant Manager (office), of the corporation described in and which executed the above and foregoing instrument, and acknowledged to me that said instrument is the free and voluntary act of said corporation for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

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 Jan 4, 1991.

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DATED this 22 day of March, 1988.

CITY OF PETERSBURG, ALASKA

Saricca Curtis
City Manager

ATTEST;

ATTEST
Dee Larson
Dee Larson Deputy City Clerk

UNITED STATES OF AMERICA)
STATE OF ALASKA) ss.
)

THIS IS TO CERTIFY that on this 21 day of March, 1989, before the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Patricia Curtiss and Doris Larson to me known to be the Acting City Manager and Deputy City Clerk respectively of the City of Petersburg, Alaska which executed the above and foregoing instrument, and acknowledged to me that said instrument is the free and voluntary act of said city for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument and that the seal affixed is the corporate seal of city.

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 10/21/92.

District Recording Office
Return to:
City of Petersburg
Atten: P. Curtiss
PO Box 329
Petersburg, Alaska 99833

890228

19-
RECEIVED U.S. POSTAL
PETERSBURG RECORDED
DISTRICT

Mar 29 2 29 PM '89
REQUESTED BY City of
Petersburg
ADDRESS

From: Donna Marsh <dwmash430@msn.com>
Sent: Saturday, January 17, 2026 11:06 AM
To: Assembly <assembly@petersburgak.gov>
Subject: harbor rate increase request

Dear Assembly members and Mayor:

Please do not approve the request by the Harbor Department for increased moorage rates, especially for the commercial fleet. Commercial fishing has taken a beating in the past decade with fish numbers declining for many reasons. In addition, costs of everything have increased: fuel, repairs and maintenance, boat and crew insurance, moorage rates in 2022, the list goes on.

We have a great harbor and a dedicated staff working hard to keep it that way.

However, increased rates do not necessarily increase the quality. For a department that has \$1,000,000 in reserves, collected from the ratepayers, to dedicate to American Cruise Lines for their new dock, it is evident that the harbor rates have already been over estimated.

It is impossible to tax a population into prosperity, whether it's in harbor rate increases, property tax increases, or increased application and building permit fees.

Regards,
Donna Marsh

From: John Baird <johngbaird100@yahoo.com>
Sent: Monday, January 19, 2026 6:34 PM
To: Assembly <assembly@petersburgak.gov>
Subject: Tidal Tower at Papke's

As a resident at Papke's I have concerns about the planned location of Tidal's broadcast tower. Though I am not opposed to 5G towers on the island, I see no need for them to be directly over people's houses. Residents have specifically said they do not want them so close to their homes, whether it's for perceived health issues, aesthetic reasons or lowered property values. Their proposed tower will stand directly across the street from my house and adjoining property that, until now, I was planning to build a new house on. That's not likely to happen if the tower goes in at the flower farm. This project will discourage development in the neighborhood for new homes (as in my case).

I don't want to cast blame, but I am alarmed and disappointed at the short sightedness and haste with which this council agreed to so willingly give free rein to an outside corporate entity for dubious returns. I've had high speed internet at my home for years now, and have yet to meet anyone on the island claiming to be "underserved".

Some on the council claim their hands are tied, as there is no zoning outside of area one. Yet their hands were not tied when they decided to go ahead and let Tidal put towers wherever they chose. I think you need to make amends, not only to the folks underneath the proposed and already built towers, but also to the rest of the Petersburg community as to how you regard their safety and wellbeing. We're feeling steamrolled and unprotected by the council, as well as their new partners at Tidal.

Do we want good neighbors in Petersburg? I do, but I feel this is just the opposite. Not only have you invited an outside bully of a neighbor into town, with no care beyond themselves, you've demonstrated that locals can be uncaring and dismissive too.

There is certainly another, less impactful location for this tower. I suggest you take some effort to find such a place in order to restore our faith in this town's character.

Sincerely, John Baird

January 20, 2026

Borough Assembly
12 South Nordic Drive
PO Box 329
Petersburg, AK 99833

Dear Members of the Petersburg Borough Assembly,

My name is Nathan Kerr, and I am a resident of Petersburg and a student at Petersburg High School. I'm currently enrolled in American Government, where we learn that local decisions have a direct impact on safety, opportunity, and quality of life for the people who live here. I am writing to respectfully ask the Borough Assembly to revisit the Petersburg Police K-9 program during the upcoming budget sessions. This issue matters to me because illegal drug trafficking is not an abstract topic—it affects real students, families, and neighbors in a small community where we can't afford to "wait and see" while the problem grows in the community.

I understand that the Assembly previously considered this issue in February 2025, and the proposal failed on a 2-4 vote. Drugs are a serious risk to communities like ours. It harms families, drains community resources, and puts pressure on schools and public safety. When drugs enter a town the size of Petersburg, the impact spreads quickly---through friends, households, and workplaces. A trained K-9 team is a practical tool that can help deter traffickers, support investigations, and increase the chances of intercepting illegal drugs before they circulate through our community.

A key reason I believe this issue deserves a second look is that funding options have been identified. Based on the research presented, the estimated start-up cost is about \$54,000 (not including the purchase of a used or new K-9 vehicle), with a projected annual cost of approximately \$14,000, including kennel time for the handler and veterinary care. Importantly, there are specific potential funding sources already discussed, including donations from local foundations, a pledge from PIA to contribute \$14,000 toward maintenance, and the use of Narcotics Interdiction Funds—including approximately \$24,354 already seized from drug dealers—to reduce the burden on local taxpayers. Additional ongoing support may also be available through partnerships and grants such as SEACAD and Alaska's High Intensity Drug Trafficking Area (HIDTA) initiative. This combination of sources makes the program more realistic than many people may assume.

For these reasons, I respectfully request that the Borough Assembly place the K-9 program back on the agenda during the upcoming budget sessions and consider a clear plan for implementation and accountability. I would also encourage the Assembly to request a brief public update on: (1) the current status of identified funding sources, (2) projected start-up and annual costs, and (3) how the program would be deployed to support Petersburg's drug interdiction efforts. I appreciate your time and your service to our community, and I hope you will reconsider this program as a proactive investment in public safety and in protecting local families—including students like me.

Respectfully,



Nathan Kerr
610 Sandy Beach Rd
PO Box 1902
Petersburg, Alaska 99833

From: Peter J. Pellerito <pellypellerito@gmail.com>
Sent: Thursday, January 22, 2026 5:01 AM
To: Assembly <assembly@petersburgak.gov>
Subject: 5 G towers

I'm still a property owner there at Papkes.

I'm definitely not in favor of all these towers !

This obviously was not well thought over. There should have been some public meetings and public input, and it was hastily negotiated. You guys need to go over this way. And have some public input !

Thank you very much ! Peter Pellerito

From: Erica Worhatch <eworhatch@gmail.com>
Sent: Wednesday, January 28, 2026 9:41 AM
To: Assembly <assembly@petersburgak.gov>
Cc: Erica Worhatch <eworhatch@gmail.com>
Subject:

Dear assembly members:

Thanks so much for your patience in taking in all the testimony on the communication towers.

I've been to several meetings and listened to much that has been voiced.

My concern is one of an unfair market when it comes to land purchasing. For example, if I were to have put in a bid for the Flower Farm I would easily been outbid by Tidal Network. From what I understand "money isn't an option" and the sale went for much more than the original asking price.

So we, as residents, as locals, as taxpayers that live here year round, are expected to compete with our own tax payer dollars? Seems like a taxation without equal representation situation.

Personally I don't have any immediate need to compete with Tidal for a land purchase , but I sympathize with the "underserved" home seekers, which we seem to hear so much about with this "housing crisis". My heart goes out to those who currently have homes for years that are now having to deal with this unforseen situation, and impending devaluation of their home.

Thanks so much for hearing me out. I truly appreciate your service to the assembly, I know there has been a lot of frustration over this situation. I find it encouraging that there are still people who care what happens and are trying to contribute to the process. At the same time, I wish there were more that are concerned. If it can happen to one of us, it can happen to any of us.

Sincerely,

Erica Worhatch