



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Agenda Planning Commission Regular Meeting

Tuesday, February 10, 2026

12:00 PM

Assembly Chambers

You are invited to a Zoom meeting.

When: Tuesday, February 10, 2026, 12:00 PM Alaska

Topic: Tuesday, February 10, 2026, Regular Planning Commission Meeting

Please click the link below to join the webinar:

<https://petersburgak-gov.zoom.us/j/87668911011?pwd=KBPt5c99EPbNXwbV9ya7li4ZJT52S8.1>

Passcode: 715259

Webinar ID: 876 6891 1011

Or Telephone:

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

1. Call to Order

2. Roll Call

3. Acceptance of Agenda

4. Approval of Minutes

A. January 13, 2026, Meeting Minutes

B. January 23, 2026, Special Meeting Minutes

5. Public Comments

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

6. Consent Calendar

7. Public Hearing Items

A. Consideration of a recommendation to the Borough Assembly to amend Title 19, Zoning to address Wireless Communication Facilities.

B. Initiation of an amendment to Title 19, Zoning to reduce the off-street parking requirement for residential dwellings from two spaces per unit to one space per unit.

8. Non-Agenda Items

- A. Commissioner Comments**
- B. Staff Comments**
- C. Next Meeting is March 10, 2026.**

9. Adjournment



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

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Special Meeting

Friday, January 23, 2026

10:00 AM

Assembly Chambers

1. Call to Order

The meeting was called to order at 10:03 AM

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

3. Acceptance of Agenda

The agenda was accepted as presented.

Motion made by Commissioner Davis, 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

4. Agenda Items

A. Initiation of an amendment to Title 19, Zoning, to address Wireless Communication Facilities.

Judy Ohmer, speaking on her own behalf, encouraged taking a step back to consider what is best for Petersburg. She noted that many communities across the country use 1500-foot setbacks and that these standards have withstood legal challenges.

Tom Kowalski, speaking on his own behalf, provided examples of setback requirements used in other cities across the country and referenced ordinances adopted elsewhere that aim to protect residents from EF radiation.

Harvey Gilliland, speaking on his own behalf, asked whether the tower projects were funded by the federal government or the Bureau of Indian Affairs. He also questioned

whether a survey or study of existing cellular coverage had been conducted and how the proposed towers might affect private providers. Director Liz Cabrera explained that Tlingit & Haida, the regional tribe, had received a federal grant to construct the towers and expand broadband service. She noted that Tidal Network would need to address the question regarding a survey or study and potential impacts on private providers.

Chad Carvey, speaking on his own behalf, emphasized the precautionary principle and noted that Petersburg has ample space offering multiple tower location options.

Commissioner Joshua Adams asked the people who testified where they would choose to put towers. Tom Kowalski responded by saying he would like to see the Papke's tower moved near the rifle range, the Mill Rd tower moved to the back of Mill Rd near the back road, and the tower in town he is unsure.

John Murgas spoke representing himself, he has industrial property at Scow Bay and would like to offer it as an option for tower location.

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

Commission Chair Fry noted the setback map and stated that under the proposed code, no tower may be located within a half- mile of an existing tower.

Commissioner Secretary Fine- Walsh suggested adding a section to the draft code to address maximum tower heights. She referenced Ketchikan's standards, which limit towers not adjacent to homes or sensitive areas to 200 feet, and those adjacent to such areas to 60 feet

Discussion.

Motion made by Commission Secretary Fine-Walsh, to amend language in the draft ordinance title. **As amended ORDINANCES REGULATING WIRELESS COMMUNICATION FACILITIES (WCF) SHALL APPLY THROUGHOUT PETERSBURG BOROUGH WHETHER WITHIN OR WITHOUT DESIGNATED SERVICE AREAS.** Seconded by Commissioner Cline.

Discussion.

Commissioner Adams asked Director Liz Cabrera maybe we don't need a service area 2 if this works? Director Cabrera stated we don't have a conditional use permit process or zoning outside of service area 1. This ordinance relies on the structure of the zoning code that we have in place inside service area 1. We don't have that outside service area 1 or the mecanizam of enforcement.

Commissioner Secretary Fine- Walsh further amended her motion to add language **ORDINANCES REGULATING WIRELESS COMMUNICATION FACILITIES (WCF) SHALL APPLY THROUGHOUT PETERSBURG BOROUGH WHETHER WITHIN OR WITHOUT DESIGNATED SERVICE AREAS WHICH SHALL BE ENFORCED UPON THE CREATION OF ANY ADDITIONAL SERVICE AREAS.**

Discussion.

Commissioner Secretary Fine- Walsh amended her motion to going back to the original phrasing to add a paragraph to the draft titled BOROUGH WIDE - ORDINANCES REGULATING WIRELESS COMMUNICATION FACILITIES (WCF) SHALL APPLY THROUGHOUT PETERSBURG BOROUGH WHETHER WITHIN OR WITHOUT DESIGNATED SERVICE AREAS. Seconded by Commissioner Cline

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

Voting Nay: Commission Secretary Fine-Walsh

Motion made by Commission Secretary Fine-Walsh to amend Section 7. adding Subsection 4. to read - Federal Compliance as a Condition of Permit. All PWSF/WCF shall be operated in strict accordance with the rules and regulations of the Federal Communications Commission (FCC) regarding radio frequency interference. Continued compliance with FCC interference standards is a material condition of the borough's conditional use permit and/or building permit. Seconded by Commissioner Davis.

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

Discussion regarding Section 6, Subsection 2. Sensitive area setbacks.

Motion made by Commission Secretary Fine-Walsh to amend Section 6, Subsection 2 Sensitive area setback: The tower base must be set back a distance of 1500-feet from any school, assisted living facility, or childcare facility. Seconded by Commissioner Davis.

Bob Martin spoke representing himself, mentioned it would be nice if sensitive areas were defined in a way we could try and reconcile that with the telecommunications act, as far as why is Assisted living a sensitive area.

Commission Secretary Fine-Walsh said school, assisted living, or childcare facility is our list, we are naming that the sensitive area list.

Amendment to the Motion made by Commission Vice-Chair O'Neil to add hospital to the list of sensitive areas. Seconded by Commission Secretary Fine-Walsh.

Discussion.

Voting as amended to add hospital to the list, all in favor.

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

Discussion.

Amendment to the Motion made by Commission Secretary Fine-Wash Amendment to the setback distance to 1000-feet for sensitive areas. Seconded by Commissioner Davis.

The proposed amendment fails by roll call vote.

Voting Yea: Commission Chair Fry, Commissioner Davis, Commission Secretary Fine-Walsh

Voting Nay: Commission Vice-Chair O'Neil, Commissioner Adams, Commissioner Cline

The motion as amended. Section 6, Subsection 2. Sensitive area setbacks: The tower base must be set back a distance of 1500-feet from any school, assisted living facility, childcare facility, or hospital.

Amendment passes by roll call vote.

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

Voting Nay: Commission Chair Fry, Commissioner Davis

A clerical error was corrected on page 2. The fifth whereas, 125% should be 110%.

Scott Newman spoke on behalf of himself, being a pilot, tower height is a concern of his.

Chad Carvey spoke representing himself to ask if State lands include Alaska Mental Health Trust lands and could those lands be purchased for this. Commission Chair Fry spoke to say yes, lands could potentially be purchased but it's a question of if they would sell the land.

Voting on the original motion as amended.

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

6. Adjournment

The meeting adjourned at 11:36pm.

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

DRAFT Version 2

ORDINANCE NO. 2026-XX

AN ORDINANCE AMENDING TITLE 19 ZONING, TO REGULATE WIRELESS COMMUNICATION FACILITIES (WCF) BOROUGH WIDE. ORDINANCES REGULATING WIRELESS COMMUNICATION FACILITIES (WCF) SHALL APPLY THROUGHOUT PETERSBURG BOROUGH WHETHER WITHIN OR WITHOUT DESIGNATED SERVICE AREAS

WHEREAS, the Federal Telecommunications Act of 1996 preserves the authority of local governments to regulate the placement, construction, and modification of personal wireless service facilities to protect the health, safety, and welfare of the community; and

WHEREAS, the Petersburg Borough recognizes the increasing demand for wireless services and the necessity of high-quality telecommunications infrastructure for public safety, education, and economic development; and

WHEREAS, the unregulated proliferation of standalone towers can lead to significant visual blight, degradation of the community aesthetic, and potential impacts on property values; and

WHEREAS, it is the policy of the borough to prioritize the collocation of equipment on existing structures to minimize the total number of towers required to provide adequate coverage; and

WHEREAS, standalone towers, by their height and nature, present a "fall zone" risk to residents and public infrastructure, necessitating a setback equal to 110% of the tower height from residential parcels and public roads; and

WHEREAS, the technical complexity of Radio Frequency (RF) engineering requires an independent third-party expert review, the cost of which should be borne by the private entity seeking the permit rather than the public; and

WHEREAS, the borough has a compelling interest in ensuring that abandoned or decommissioned towers are removed promptly, requiring a 125% Removal Bond to prevent these structures from becoming a public liability or nuisance and a financial liability to borough residents; and

WHEREAS, the requirement for all new towers to accommodate at least three providers ensures that future service needs can be met without the construction of redundant structures; and

WHEREAS, the Planning Commission has held a duly noticed public hearing and determined that these regulations provide the least intrusive means to achieve the community's connectivity goals while protecting the public interest.

NOW, THEREFORE, BE IT RESOLVED BY THE PETERSBURG BOROUGH PLANNING COMMISSION TO RECOMMEND THAT THE BOROUGH ASSEMBLY ADOPT THE PROPOSED WIRELESS COMMUNICATION FACILITIES ORDINANCE AS DRAFTED.

DRAFT Version 2

SECTION 1: PURPOSE AND INTENT

The purpose of this Ordinance is to establish comprehensive standards for the siting of WCFs to:

1. Preserve the authority of the Borough to regulate the location of wireless facilities.
2. Protect residential neighborhoods and the Borough's aesthetic character from the adverse impacts of towers.
3. Ensure compliance with the Federal Telecommunications Act of 1996.

SECTION 2: DEFINITIONS

‘Antenna’ means any exterior apparatus designed for telephonic, radio, television, personal communications service (PCS), or any other communications through the sending and/or receiving of electromagnetic waves.

‘Alternative tower Structure’ means innovative siting techniques such as man-made trees, or similar mounting structures that camouflage or conceal the presence of antennas or towers.

‘Colocation of wireless communications equipment on an existing support structure’ means the placement or installation of new PWSFs on existing towers or mounts, including buildings, water towers, and utility poles. Collocations on existing towers may increase height by <10%, add <6ft in width, and remain within the existing fenced compound.

‘Personal wireless service facility (PWSF)’ or ‘Wireless Communication Facility (WCF)’ means the set of equipment and network components, including antennas, accessory equipment, transmitters, base stations, power supplies, and cabling, necessary to provide wireless services.

‘Significant gap’ means a gap in service where the applicant proves by substantial evidence that:

1. Signal strength is below -95 dBm (outdoor) or -75 dBm (in-building).
2. The gap affects a primary emergency route or a contiguous area of at least one (1) acre.

‘Communications tower’ means any freestanding structure, such as a monopole or lattice tower, designed primarily to support one or more antennas.

SECTION 3: PERMITTED ZONES

To preserve the residential character and natural beauty of the community, standalone WCF towers are strictly limited to the following districts:

1. **Industrial (I):** All standalone towers are permitted via the Conditional Use Permit (CUP) process.
2. **Commercial (C-1 and C-2):** All standalone towers are permitted via the Conditional Use Permit (CUP) process.
3. **Prohibited Zones:** Standalone towers are prohibited in all Residential, Commercial-3, and Open Space/Recreation districts.

SECTION 4: PERMITTING PATHWAYS

DRAFT Version 2

1. **Conditional Use Permit (CUP):** Required for all new standalone macro towers. This process requires a public hearing and Planning Commission approval.
2. **Building Permit:** Required for "insignificant" collocations on existing towers that increase height by <10%, add <6ft in width, and remain within the existing fenced compound.

SECTION 5: SITING HIERARCHY AND SEPARATION

1. **Collocation Preference:** Applicants must prove through an RF Necessity Report that they cannot collocate on existing structures within a one-mile radius.
2. **Mandatory Separation:** No new standalone tower shall be permitted within one-half (1/2) mile (2,640 feet) of any existing standalone macro tower.
3. **Future Capacity:** All new towers must be structurally designed by an engineer licensed in the State of Alaska to accommodate at least three (3) separate providers.

SECTION 6: SETBACKS AND FALL ZONES

1. **Standard Setback:** The tower base must be set back a distance equal to 110% of the total tower height (1X1.1 ratio) from any property line and the edge of any public road right-of-way.
2. **Safety Certification:** The standard setback is mandatory unless a structural engineer licensed in the State of Alaska certifies a "break-point" design that restricts the fall radius to a specific area.
3. **Sensitive area setbacks:** The tower base must be set back a distance equal to 1,500 ft [of the total tower height] from any school, assisted living facility, childcare facility, or hospital.

SECTION 7: TECHNICAL AND SAFETY STANDARDS

1. **Cumulative RF Emissions:** The applicant must submit an audit certifying that the facility will comply with FCC safety standards cumulatively (accounting for all existing and proposed antennas on the tower).
2. **Lighting Restrictions:** Towers shall not be lighted unless required by the FAA. If required, lighting must use the minimum intensity and be equipped with shields or louvers to prevent glare onto residential properties.
3. **Third-Party Review:** The borough shall retain an independent expert to audit the application; the applicant shall pay the full cost of this review via a non-refundable deposit.
4. **Federal Compliance as a Condition of Permit.** All PWSF/WCF shall be operated in strict accordance with the rules and regulations of the Federal Communications Commission (FCC) regarding radio frequency interference. Continued compliance with FCC interference standards is a material condition of the borough's conditional use permit and/or building permit.

SECTION 8: SECURITY AND SIGNAGE

1. **Fencing:** The ground space and equipment shall be enclosed by an eight (8) foot security fence with locked gates.

DRAFT Version 2

2. **Identification:** A weatherproof sign (max 4 sq. ft.) must be affixed to the fence near the gate, displaying the owner's name and a 24-hour emergency contact number.

SECTION 9: WAIVERS FOR TECHNICAL OR COMMUNITY NECESSITY

9.1 Purpose and Authority. The Planning Commission may, at its discretion, waive the separation requirements, setback distances, or height limits set forth in this Ordinance during the Conditional Use Permit (CUP) process. To grant such a waiver, the Commission must find that the proposal meets requirements of Section 9.2 and either Section 9.3 (A) or (B)

9.2. Baseline Protections (Mandatory for all Waivers). No waiver shall be granted unless the applicant provides clear and convincing evidence of the following:

1. **Collocation Exhaustion:** The applicant has proven that collocation on existing towers or structures within one-half (1/2) mile is structurally or technically impossible.
2. **Minimum Necessary Deviation:** The requested waiver is the absolute minimum required to achieve the goal.
3. **Least Intrusive Means:** The design utilizes the best available stealth technology (e.g., "monopoles" or concealment) to mitigate the impact on the community's character.

9.3. Approval Tracks. If the criteria of subsection 9.2 are met, the Commission may approve the waiver if the proposal meets also the requirements of A or B below.

A: The applicant proves via independent, 3rd-party verified data that a Significant Gap exists because outdoor signal strength is consistently below the -95 dBm threshold measured outdoors.

B. The Commission finds that, regardless of the technical decibel measurement, the facility is necessary to protect public health, safety, and welfare.

i. **Criteria for Community Support:** This finding shall be based on substantial evidence including, but not limited to:

- **Verified Resident Testimony:** Written or oral testimony from residents demonstrating that current service is functionally inadequate for emergency calls, medical monitoring, or "lifeline" connectivity.
- **Emergency Reliability:** Documented need for reliable 911 access or areas prone to power failures.
- **Public Safety Support:** Coordinated requests from local Fire, Law Enforcement, or Emergency Management agencies (e.g., FirstNet).

9.4 Independent Validation. All technical claims submitted under either track, including signal propagation maps, must be audited by an Independent 3rd-Party Engineer hired by the Borough. The applicant shall deposit funds to cover 100% of the cost of this audit at the time of application.

SECTION 10: DECOMMISSIONING AND REMOVAL BOND

DRAFT Version 2

1. Abandonment: A tower not operated for twelve (12) consecutive months is deemed abandoned and must be removed within 180 days.
2. Financial Guarantee: Before permit issuance, the applicant must post a Removal Bond or Letter of Credit equal to 125% of the estimated cost of decommissioning and site restoration.
3. Site Restoration: Removal includes all equipment and foundations to a depth of four (4) feet below grade.

SECTION 11: EXEMPTIONS

The provisions of this Ordinance shall **not** apply to the following:

1. **Amateur Radio (Ham Radio) Antennas:** Any tower or antenna that is under 70 feet in height and is owned and operated by a federally licensed amateur radio station operator. (This complies with FCC "PRB-1" which requires local governments to "reasonably accommodate" ham radio).
2. **Public Safety Communications:** Any tower, antenna, or wireless facility owned and operated or contracted by a government agency (City, County, State, or Federal) for the purpose of providing emergency services, including Fire, Law Enforcement, and Emergency Medical Services.
3. **Personal Use Antennas:**
 - o **Satellite Dishes:** Residential satellite dishes used solely for the reception of television or internet signals, provided they are less than one (1) meter in diameter.
 - o **Over-the-Air (OTA) Antennas:** Standard television antennas intended for the private use of the occupant of the property.
 - o **Wi-Fi Access Points and Bridges:** Residential access points and bridges used solely for the reception or transmission of internet signals, provided they are less than one (1) meter in size in the largest dimension.
 - o **Cell Phone Boosters:** Residential cell phone booster antennas used solely for the reception or transmission of voice or internet signals provided they are less than one (1) meter in size in the largest dimension.
4. **Routine Maintenance:** The replacement or repair of existing antennas or equipment on a "like-for-like" basis, provided the replacement does not increase the weight load or height of the structure.

DRAFT

**PETERSBURG BOROUGH
ORDINANCE #2026-XX**

**AN ORDINANCE AMENDING PETERSBURG MUNICIPAL CODE SECTION
19.64.010, ENTITLED “PARKING AREAS—REQUIREMENTS ACCORDING TO
USE”, TO DECREASE THE MINIMUM PARKING REQUIREMENT FOR
RESIDENTIAL DWELLINGS**

WHEREAS, the Petersburg Borough seeks to encourage building and therefore infill growth in our community; and

WHEREAS, parking has been proven one of the least valuable uses of land in a community, and represents, at best, a necessary evil; and

WHEREAS, reducing the minimum parking requirements is in keeping with the spirit of a walking city and encourages infill and incremental development instead of more parking spaces for vehicles.

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 decrease the minimum parking requirement for residential dwellings.

Section 3. Substantive Provisions: Section 19.64.010, entitled “Parking areas—requirements according to use” of the Petersburg Municipal Code shall be amended to read as follows (the language proposed for deletion is in [brackets], and the new language is in **bold and underlined**):

19.64.010 Parking areas—Requirements according to use.

The following parking requirements for new construction or alterations and/or enlargements where construction costs exceed fifty percent of the appraised values of the existing structure shall apply:

- A. One-family and two-family dwellings, at least [two] **ONE** parking space[s] for each dwelling unit;
- B. Multiple-family dwellings consisting of three units or more shall provide [two] **ONE** space[s] for each unit;
- C. Hotels, rooming houses and lodges and clubs with guestrooms, at least two parking spaces for every five guestrooms;
- D. Churches, lodges and clubs, exhibition halls, places of public assembly, dancehalls, nightclubs, skating rinks, bowling alleys, theaters and other commercial recreation places, one parking space for each five seats;

DRAFT

**PETERSBURG BOROUGH
ORDINANCE #2026-XX**

- E. Hospitals, sanitariums, nursing and rest homes and similar uses, at least one parking space for each two beds, based on maximum capacity, plus appropriate staff parking;
- F. Food stores, markets and shopping centers, at least one parking space for each five hundred square feet of building floor area;
- G. Other retail establishments, clinics, professional and other offices and similar enterprises, at least one parking space for each two hundred fifty square feet of building floor area;
- H. Wholesale stores, warehouses and storage buildings, at least one parking space for every two employees, but not less than two parking spaces;
- I. Industrial and manufacturing establishments in which there are more than five officers and employees, at least one parking space for every two employees;
- J. Motor vehicle maintenance and repair shops, including public garages, at least one parking space for every two employees; provided, that all vehicles in the custody of the operator of the business for service, repair, storage, sale or other purposes shall be stored on the premises, or on a separate vehicle parking lot, and shall not be parking on a public right-of-way;
- K. For uses not specifically mentioned in this section, the same as for the use listed in the section which, in the opinion of the commission is deemed most similar;
- L. For mixed uses, the total requirement shall be the sum of the requirements for the various uses computed separately.

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 XXXX, 2026.

PASSED AND APPROVED by the Petersburg Borough Assembly, Petersburg, Alaska this XXX day of XXXX, 2026.

Bob Lynn, Mayor

ATTEST:

Rebecca Regula, Borough Clerk

Adopted:
Noticed:
Effective: