



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Agenda Planning Commission Regular Meeting

Tuesday, April 08, 2025

12:00 PM

Assembly Chambers

You are invited to a Zoom meeting.

When: Tuesday, April 8, 2025, 12:00 PM Alaska

Topic: Tuesday, April 8, 2025, Regular Planning Commission Meeting

Please click the link below to join the webinar:

<https://petersburgak-gov.zoom.us/j/81066577123?pwd=za7dH33ibxdTf6SFBrijl24c8QHUM7G.1>

Passcode: 232312

Webinar ID: 810 6657 7123

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. March 11, 2025, 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 request from the Central Council of the Tlingit Haida Tribes of Alaska to initiate an amendment to Chapter 19.16.040 allowing communications, radio, or television transmitters or towers in Rural Residential Districts by Conditional Use.

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

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

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

8. Non-Agenda Items

A. Commissioner Comments

B. Staff Comments

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

9. Adjournment



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, March 11, 2025

12:00 PM

Assembly Chambers

1. Call to Order

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

2. Roll Call

PRESENT

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

ABSENT

Commissioner John Jensen
Commissioner Marietta Davis

3. Acceptance of Agenda

The agenda was accepted as presented.

4. Approval of Minutes

A. February 11, 2025, Meeting Minutes

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

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

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

5. Public Comments

None

6. Consent Calendar

None

7. Public Hearing Items

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

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

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

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

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

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

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

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

The motion failed for lack of second.

Commissioner Floyd spoke about the lots and lack of plan.

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

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

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

8. Non-Agenda Items

- A. Commissioner Comments

None

- B. Staff Comments

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

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

9. Adjournment

The meeting adjourned at 12:35pm.

Motion made by Commissioner Floyd, Seconded by Commissioner Meeks.

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

Planning Commission Staff Report

Meeting Date: April 8, 2025

APPLICANT/AGENT:

Tidal Networks

OWNER(S), IF DIFFERENT:

I. APPLICANT REQUEST: Applicant is requesting amendment of Title 19 of the borough code to allow communication towers as a conditional use in the rural residential districts.

II. APPLICABLE CODES:

19.16 RURAL RESIDENTIAL

19.84 AMENDMENTS

III. FINDINGS:

- a. Tidal Networks is proposing to develop wireless WIFI towers on Mitkof Island to improve internet service in underserved areas.
- b. The optimal locations for these towers include different land use categories, including Rural Residential.
- c. The purpose of the Rural Residential district is to provide large tracts where land can be developed as an estate.
- d. Communication towers are not an allowable use nor are they a conditional use in the Rural Residential district.
- e. Currently, noncommercial towers are allowed in some residential districts as a conditional use, and commercial towers are allowed in most commercial districts.
- f. Borough code allows for amendment of the zoning code in two ways, either by initiation of the Planning Commission or by initiation of the Borough Assembly.

IV. PUBLIC NOTICE

Standard meeting notice provided.

V. APPLICATION REVIEW

- a. The application is classified as a request to amend Title 19 Zoning by adding a new conditional use to 19.16.040.

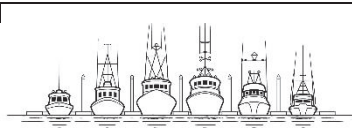
VI. ACTION

Proposed motion: I move to initiate an amendment to Title 19.16.040 to allow communication towers as a conditional use in the Rural Residential district.

If approved by the Planning Commission, a draft ordinance will be prepared and presented to the Planning Commission for review and recommendation to the borough assembly. The Planning Commission's report to the Assembly shall include findings as to need and justification for the proposed change, including findings as to the effect which the proposed change would have on the objective of the comprehensive plan.

EXHIBITS

- A. Applicant materials



PETERSBURG BOROUGH LAND USE APPLICATION

CODE TO:	110.000.404110
BASE FEE:	\$100.00
PUBLIC NOTICE FEE:	\$70.00
TOTAL:	

DATE RECEIVED: _____ RECEIVED BY: _____ CHECK NO. or CC: _____

APPLICANT/AGENT	LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME Richard Peterson	NAME JAENICKE, HERBERT W and C/O MICHAEL J
MAILING ADDRESS P.O. Box 25550	MAILING ADDRESS
CITY/STATE/ZIP Juneau, AK 99802	CITY/STATE/ZIP
PHONE 907-463-7939	PHONE
EMAIL rpeterson@tlingitandhiada.gov	EMAIL

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION:

825 MITKOF HIGHWAY

PARCEL ID: **01203330** ZONE: RURAL RESIDENTIAL OVERLAY: **N/A**

CURRENT USE OF PROPERTY: **V-VACANT** LOT SIZE: 86,300 SQ FT

PROPOSED USE OF PROPERTY (IF DIFFERENT):

Communications tower.

CURRENT OR PLANNED SEWER SYSTEM: Municipal DEC-approved on-site system

CURRENT OR PLANNED WATER SOURCE: Municipal Cistern/Roof Collection Well

LEGAL ACCESS TO LOT(S) (Street Name): **MITKOF HWY**

TYPE OF APPLICATION & BASE FEE

- 19.84 Zoning Change (\$100)
- 18.18 Record of Survey (\$50) (Note: No Public Notice Fee)
- 18.20 Minor Subdivision/18.24 Preliminary Plat/18.19 Replat (\$75 + \$10 per lot)
- 18.24 Final Plat (\$25 per lot)

SUBMITTALS:

For Zoning Change, please submit letter stating the new zoning and explaining the need for the change.
For Subdivision approvals, please submit a prepared plat map as required by borough code.

SIGNATURE(S):

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

Applicant(s):  Date: 2/13/2025

Owner: _____ Date: _____

Owner: _____ Date: _____

Owner: _____ Date: _____



Central Council of the Tlingit & Haida Indian Tribes of Alaska

Department/Division Name Here

Physical Address: Add Physical Address Here • Juneau, Alaska

Mailing Address: PO Box 25500 • Juneau, Alaska 99802

January 8th, 2025

Liz Cabrera
Petersburg Borough Community Development
PO Box 329
Petersburg, AK 99833

Re: Title 19 – Zoning Ordinance – Chapter 19.16 Amendment Request

Ms. Cabrera,

The Central Council of the Tlingit & Haida Indian Tribes requests the following amendment to be added to the Petersburg, Alaska City Code of Ordinances.

Title 19 – Zoning – Chapter 19.16 – R-R District, Rural Residential – Section 19.16.040 – Conditional Uses Permitted

“The following are uses that may be permitted by action of the commission under the conditions and procedures specified in Chapter 19.72 of this title:

- A. Home occupation;
- B. Trailers used for construction purposes;
- C. Mobile homes on individual lots;
- D. Rock quarry/borrow operations;
- E. Churches;
- F. Mobile home parks;
- G. Required essential services;
- H. Communication, radio, and television transmitters or towers.”

Reason for Amendment: Other, more traditionally restrictive residential zones treat towers as conditional uses (i.e. Single Family (SF), Multiple-Family (MF), and Single-Family Mobile Home (SFMH)). Tlingit & Haida requests the ordinance extend this conditional use to apply to the rural residential zone, as well, to allow opportunities for tower development in rural areas of Petersburg.

Sincerely,

Office of the President – Central Council of the Tlingit & Haida Indian Tribes of Alaska

Name: Richard Peterson
Title: President



1/27/2025

Enclosures: _____

PROJECT INFORMATION:

SITE NAME:
PETERSBURG ZONE 3
SITE No.: PSG-Z03

829 MITKOF HIGHWAY
PETERSBURG, AK 99833
PETERSBURG COUNTY

PLANS PREPARED FOR:



PLANS PREPARED BY:

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

REV: DATE: ISSUED FOR: BY:

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KHA PROJECT NUMBER:

017619022

DRAWN BY: CHECKED BY:

JW TRN

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

G0

PREPARED FOR:

TIDAL NETWORK



SITE NAME:

PETERSBURG ZONE 3

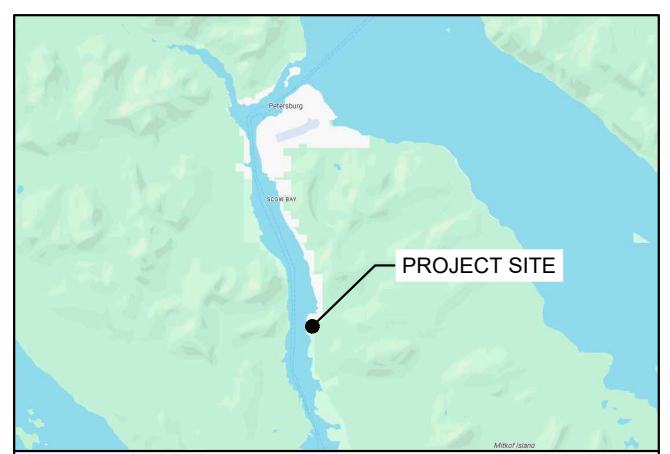
SITE ADDRESS (E-911 AND COORDINATES TO BE VERIFIED)

829 MITKOF HIGHWAY
PETERSBURG, AK 99833
PETERSBURG BOROUGH
LATITUDE: 56° 42' 46.99" N
LONGITUDE: 132° 56' 06.01" W
PARCEL ID: 01-203-330
ZONING: R-R



COMMUNITY DEVELOPMENT:
12 S NORDIC DRIVE
PO BOX 329
PETERSBURG, AK 99833
PHONE: (907) 772-5412
EMAIL: LCABRERA@PETERSBURGAK.GOV
ATTN: LIZ CABRERA

PLANNING INFORMATION



VICINITY MAP

JURISDICTION:
PETERSBURG

STATE:
ALASKA

TOWER TYPE:
SELF-SUPPORT

TOWER HEIGHT:
200' (210' TO HIGHEST APPURTENANCE)

NUMBER OF CARRIERS:
0 EXISTING, 1 PROPOSED

USE:
PROPOSED TELECOMMUNICATIONS TOWER AND UNMANNED GROUND EQUIPMENT

FLOOD INFO:
SITE IS LOCATED WITHIN FEMA FLOOD MAP AREA 0200740010B DATED 06/01/82 WITHIN FLOOD ZONE C.

PROJECT SUMMARY

DEVELOPER:
CENTRAL COUNCIL OF THE TLINGIT AND HAIDA INDIAN TRIBES OF ALASKA (DBA TIDAL NETWORK)
PO BOX 25500
JUNEAU, AK 99802
PHONE: (907) 538-8255
ATTN: CHRIS CROPLEY

PROJECT COORDINATOR:
PIERSON WIRELESS
7534 F STREET
OMAHA, NE 68127
PHONE: (402) 429-7660
ATTN: JESSIE RICO

A/E CONSULTANT:
KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: (470) 299-7052
ATTN: TREVOR NEWTON, P.E. (GA)

PROJECT CONTACTS

Sheet Number	Sheet Title
G0	COVER SHEET
C0	AERIAL PLAN VIEW
C1	OVERALL SITE PLAN
C2	COMPOUND SITE PLAN
C3	FENCE, GATE AND COMPOUND DETAILS
C4	ANTENNA AND TOWER ELEVATION DETAILS

SHEET INDEX

K:\ATL\Wireless\Piercion Wireless\Tidal Network\Petersburg\Zone 3\CAD\ZD\SEAK RAWLAND_CD.dwg 04/01/25 8:12 PM by: trevor.newton

PROJECT INFORMATION:

SITE NAME:
PETERSBURG ZONE 3
SITE No.: PSG-Z03

829 MITKOF HIGHWAY
PETERSBURG, AK 99833
PETERSBURG COUNTY

PLANS PREPARED FOR:



PLANS PREPARED BY:

Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

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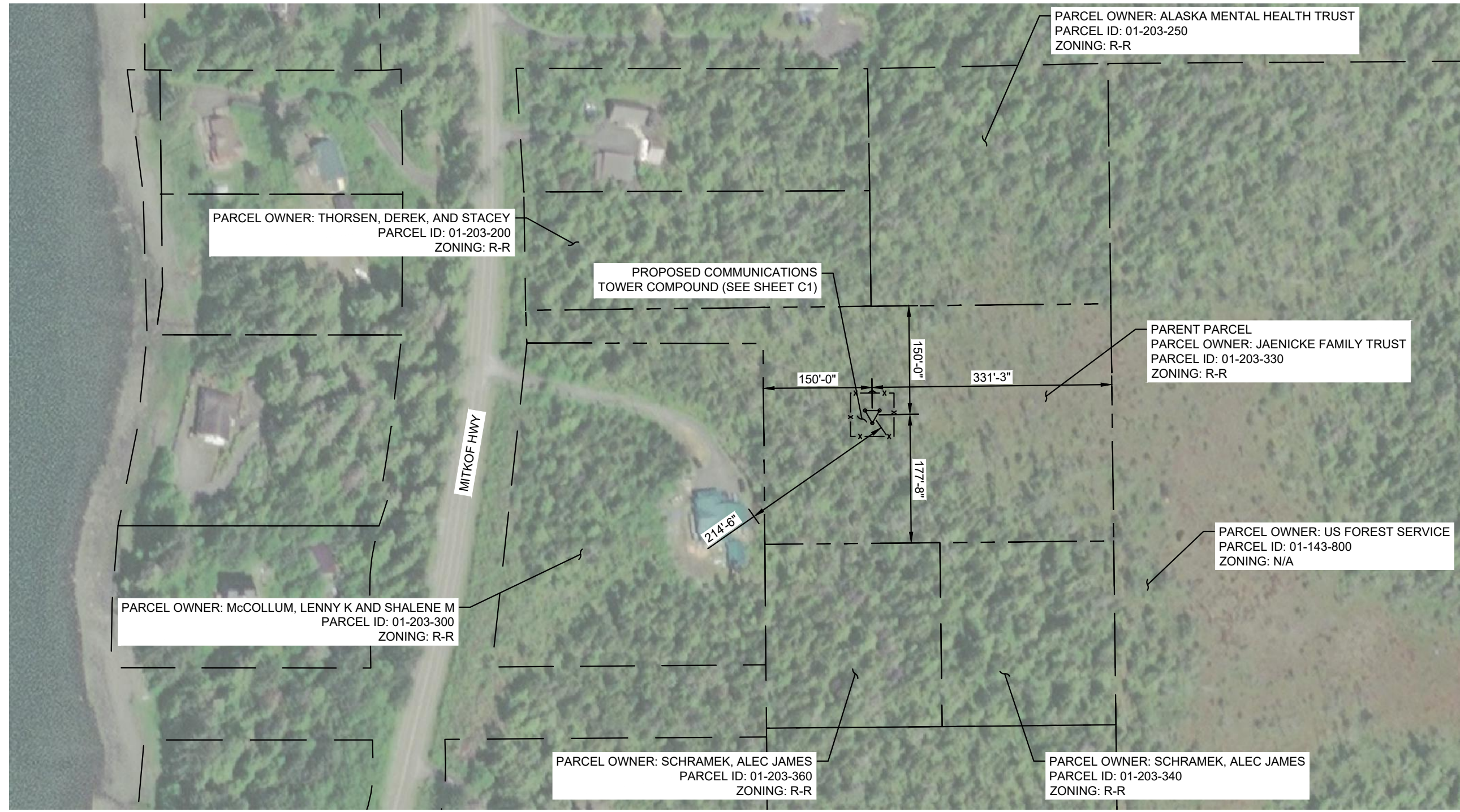
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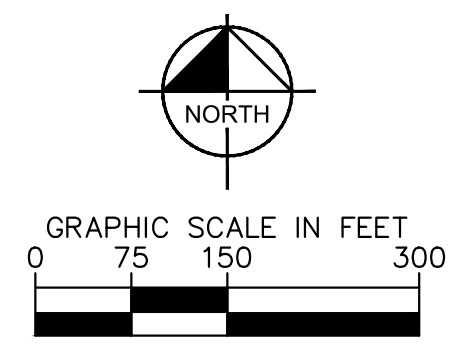
AERIAL PLAN VIEW

SHEET NUMBER:

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1 AERIAL PLAN VIEW
C0 SCALE: 1" = 150'



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PROJECT INFORMATION:
 SITE NAME:
 PETERSBURG ZONE 3
 SITE No.: PSG-Z03
 829 MITKOF HIGHWAY
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 PETERSBURG COUNTY

PLANS PREPARED FOR:

PLANS PREPARED BY:



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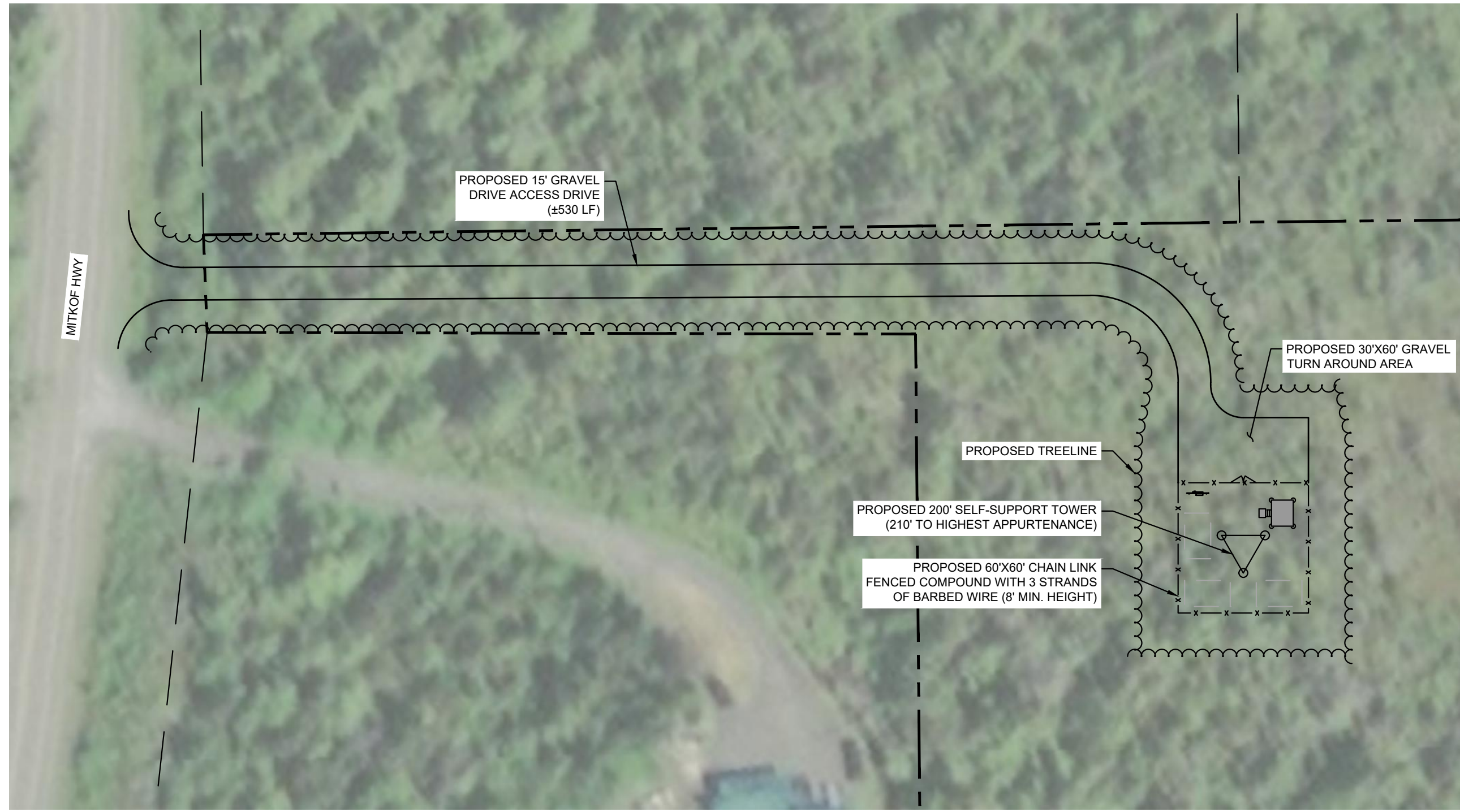
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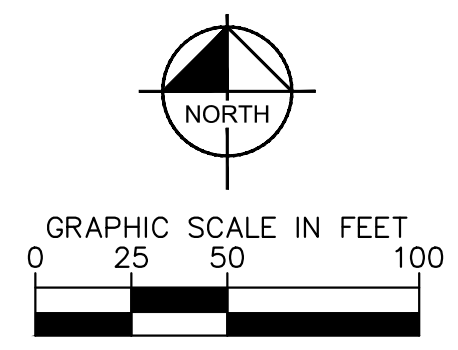
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OVERALL SITE PLAN

SHEET NUMBER:
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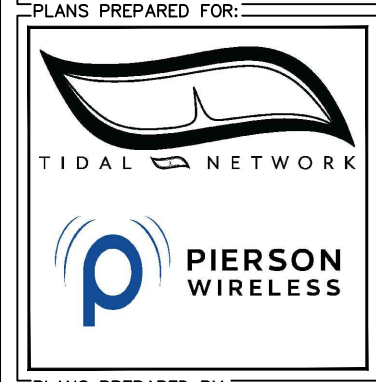


1 OVERALL SITE PLAN
C1 SCALE: 1" = 50'



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PROJECT INFORMATION:
 SITE NAME:
 PETERSBURG ZONE 3
 SITE No.: PSG-Z03
 829 MITKOF HIGHWAY
 PETERSBURG, AK 99833
 PETERSBURG COUNTY



PLANS PREPARED BY:

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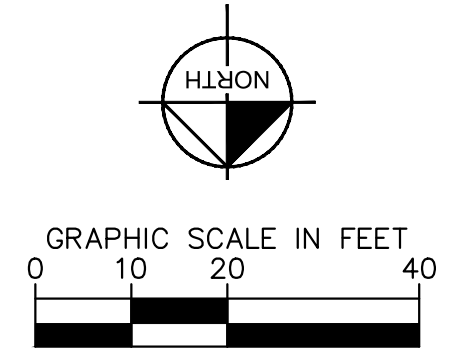
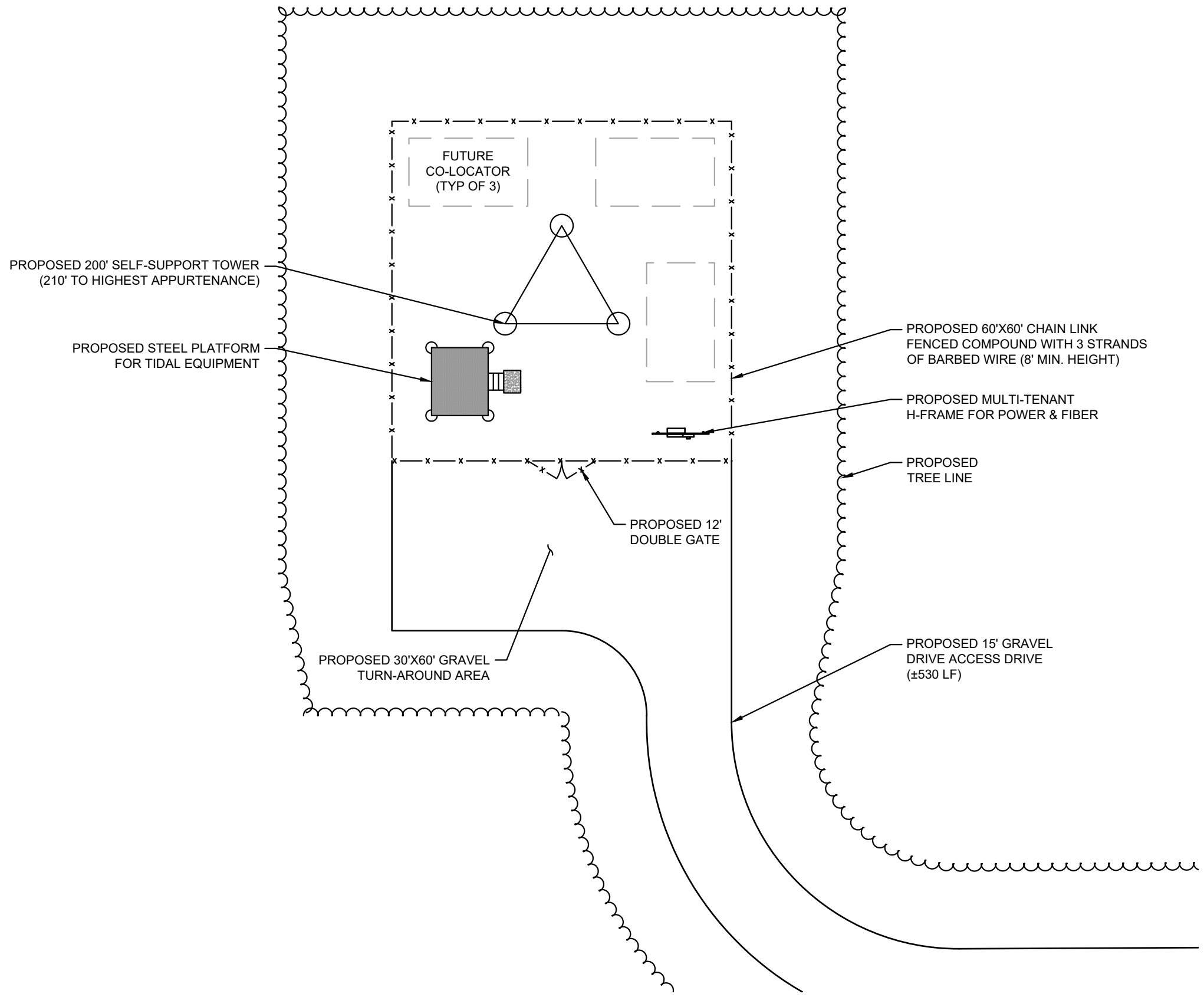
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SHEET TITLE:

COMPOUND SITE PLAN

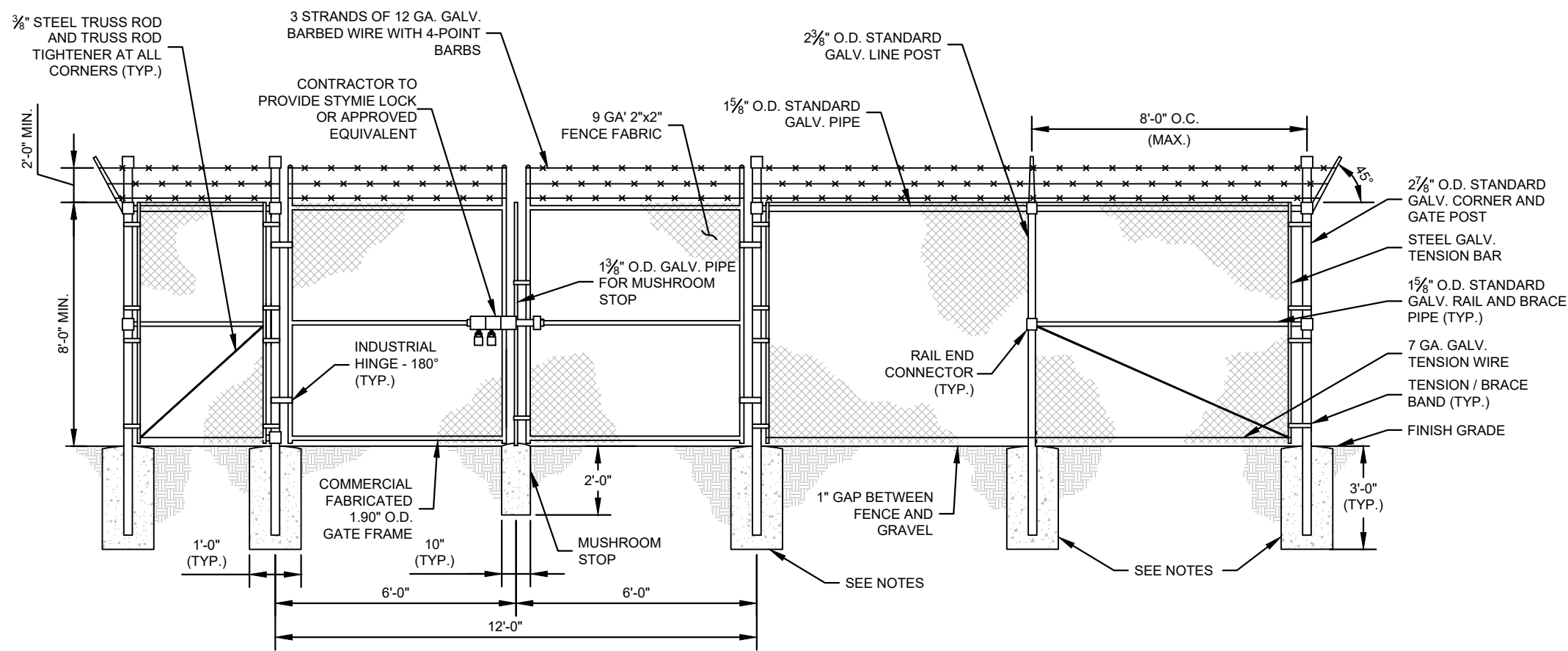
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1 COMPOUND SITE PLAN
C2 SCALE: 1" = 20'

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- FENCE NOTES:**
1. USE 3,000-PSI CONCRETE, FULLY CONSOLIDATED AROUND THE POST.
 2. WHERE THE POST IS SET IN ROCK OR CONCRETE, CORE A HOLE 12" DEEP AND 1" LARGER IN DIAMETER THAN THE POST. SET THE POST AND GROUT IN PLACE USING NON-SHRINK GROUT.
 3. ALL POSTS MUST BE PLUMB AND ALIGNED WITH ONE ANOTHER IN BOTH HORIZONTAL AND VERTICAL PLANES.
 4. CORNERS AND GATEPOSTS FOR CHAIN LINK FENCES SHALL EXTEND ABOVE THE TOP STRAND OF BARBED WIRE TO PROVIDE TENSIONING FOR THE BARBED WIRE.
 5. PROVIDE MIDRAILS AND BRACING AT ALL CORNER POSTS WHERE THE FENCE CHANGES DIRECTION BY MORE THAN 30 DEGREES.
 6. THE GRADE OF THE SITE AND INSTALLATION OF THE FENCE SHALL PROVIDE FOR NO MORE THAN A 1" GAP BETWEEN THE BOTTOM OF THE FENCE MATERIAL AND FINISH GRADE.
 7. CONTRACTOR SHALL PROVIDE HOLD OPEN DEVICES FOR ALL GATES AT THE SPECIFIED OPEN POSITIONS, DRIVEN PIPE TYPE RECEIVERS ARE NOT AUTHORIZED.
 8. CONTRACTOR SHALL ALSO PROVIDE A MUSHROOM TYPE RECEIVER AT THE CLOSE POSITION.



1 CHAIN LINK FENCE AND GATE ELEVATION
C3 NOT TO SCALE

PROJECT INFORMATION:

SITE NAME:
PETERSBURG ZONE 3
SITE No.: PSG-Z03

829 MITKOF HIGHWAY
PETERSBURG, AK 99833
PETERSBURG COUNTY

PLANS PREPARED FOR:

PLANS PREPARED BY:

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

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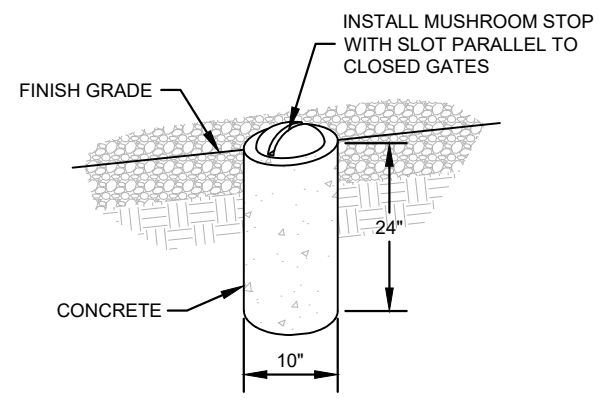
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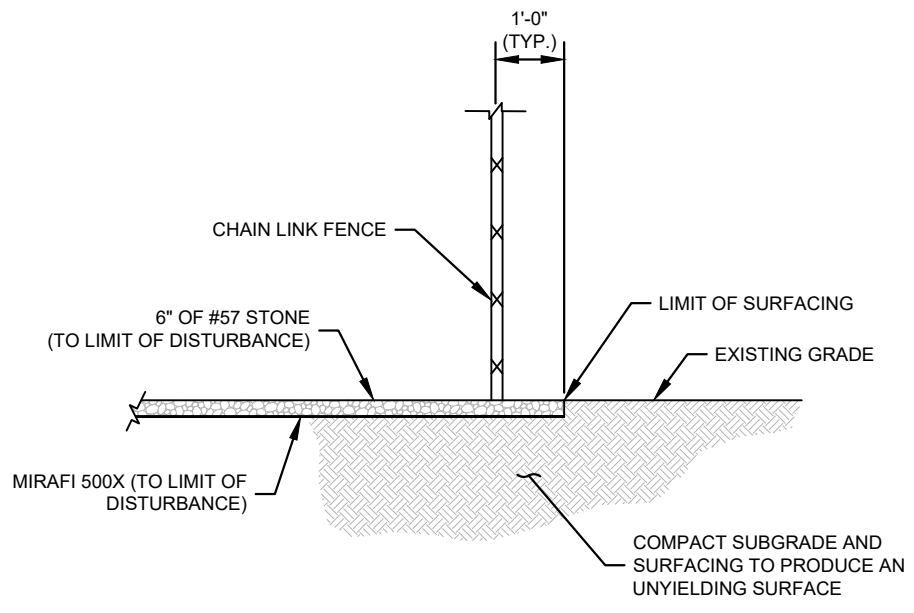
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JW TRN

SHEET TITLE:
**FENCE, GATE AND
COMPOUND
DETAILS**

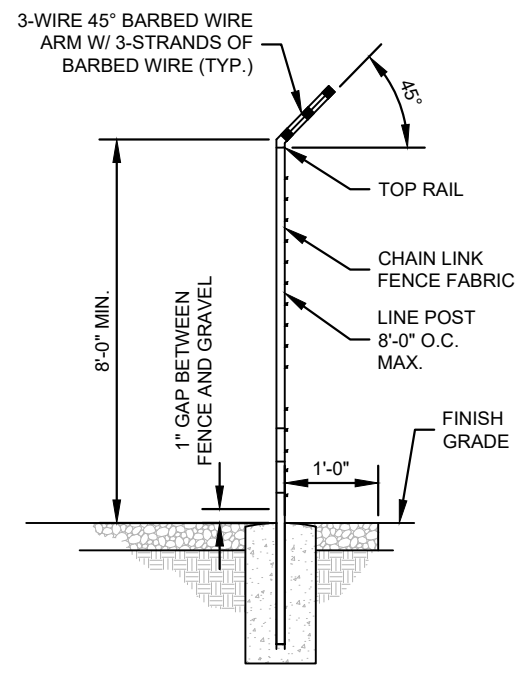
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2 MUSHROOM STOP
C3 NOT TO SCALE



3 SITE COMPOUND SURFACE DETAIL
C3 NOT TO SCALE



4 SECTION AT FENCE
C3 NOT TO SCALE

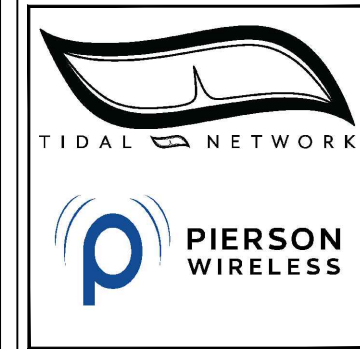
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PLANS PREPARED FOR:



PLANS PREPARED BY:



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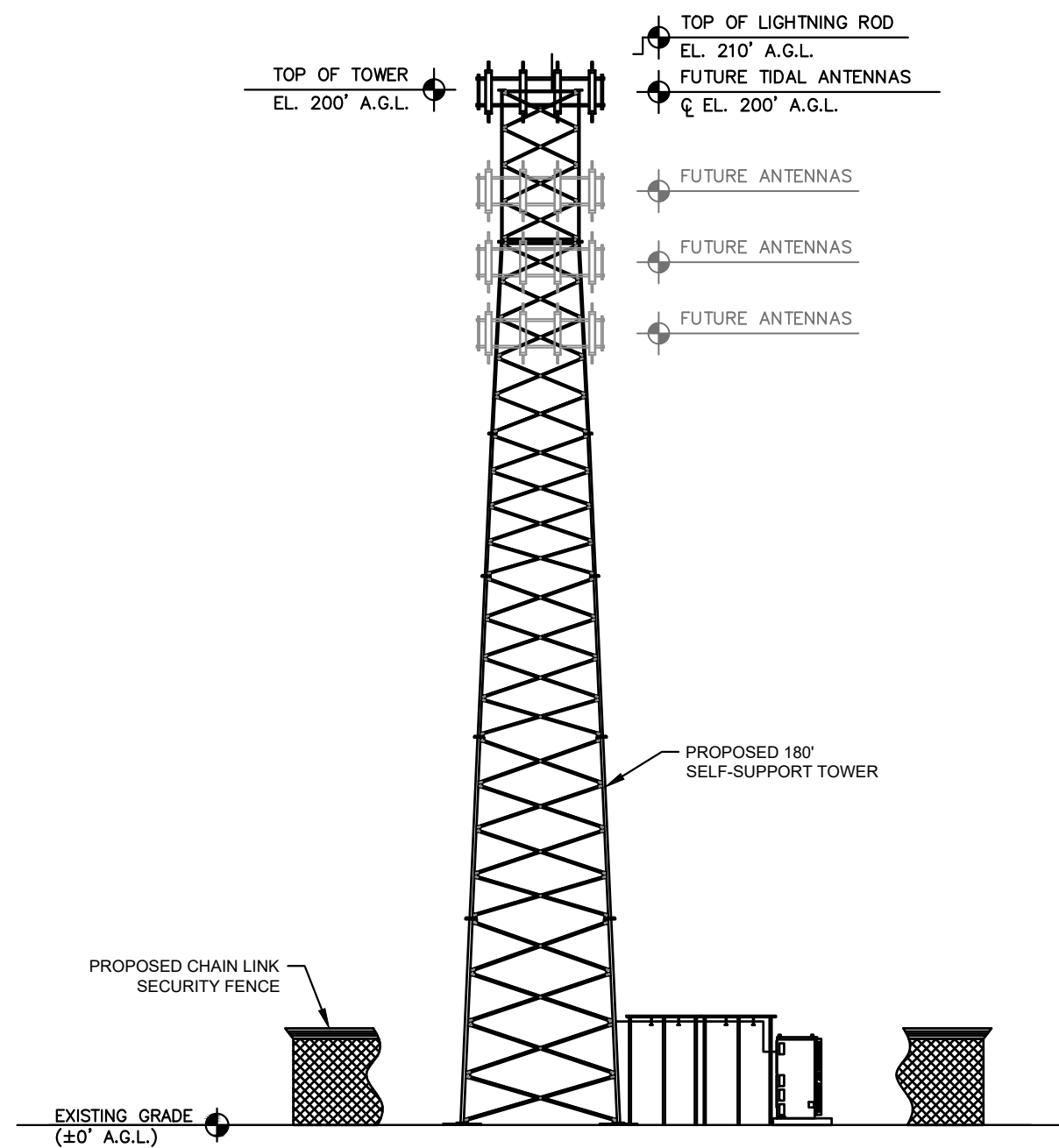
SHEET TITLE:

**ANTENNA AND
TOWER ELEVATION
DETAILS**

SHEET NUMBER:

C4

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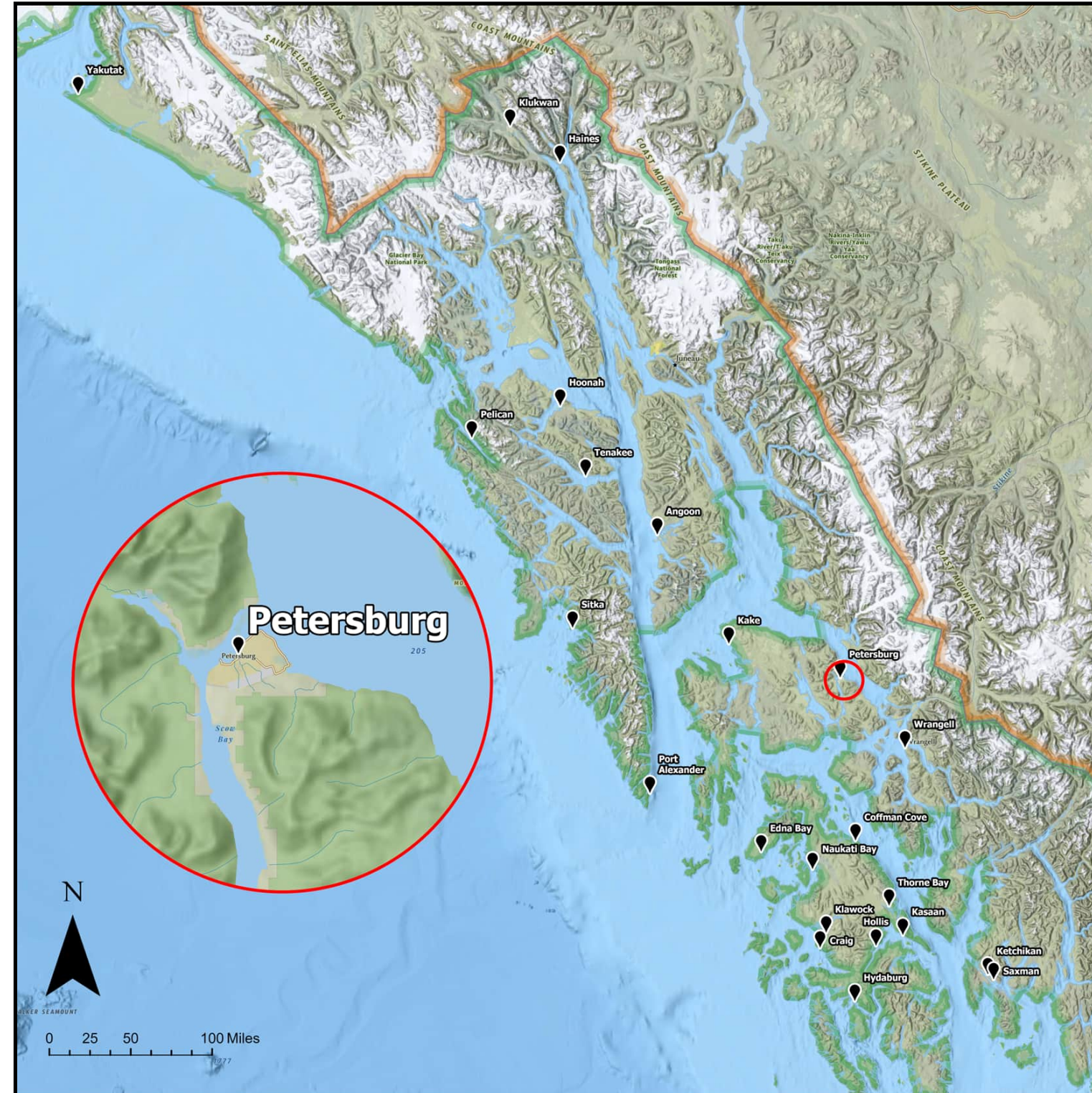
1 MONOPOLE TOWER ELEVATION
C4 NOT TO SCALE

PETERSBURG ALASKA

TIDAL NETWORK BROADBAND DEPLOYMENT COVERAGE AREA OVERVIEW



PROJECT OVERVIEW	
PROJECT DESCRIPTION	FIXED WIRELESS ACCESS (FWA) RADIO FREQUENCY DESIGN
NETWORK OPERATOR	TIDAL NETWORK
LOCATION	PETERSBURG, ALASKA
POPULATION ESTIMATE (TOTAL)	3,427
TLINGIT & HAIDA CITIZEN ESTIMATE	458
UNDERSERVED POPULATION % ESTIMATE	7%
ESTIMATED HOUSING UNITS	1,753
ESTIMATED HOUSEHOLDS	1,259
ESTIMATED PERSONS PER HOUSEHOLD	3
HOUSES WITH BRODABAND INTERNET SUB. (ESTIMATE)	82%
THEORETICAL SUBSCRIBERS	1,600* (SEE PAGE 4)
DESIGN NARRATIVE - RF DESIGN PHASE 1	<p>GENERATE BASELINE DATA SET USED FOR NETWORK OPERATOR AND SITE ACQUISITION (SAQ) COORDINATION.</p> <p>EVALUATE LOCATIONS FOR NEW CELL SITES, AND GEOLOGICAL IMPACT ON RF PROPEGATION.</p>
TOTAL RF ZONES	4
TOTAL SITES REQUIRED TO APPROACH 100% COVERAGE	4 SITES
EXPECTED SITES IN DAY-1 DEPLOYMENT	4
FREQUENCY BAND (PRIMARY)	N41: BRS / 2.5GHz
BAND 41 SPECTRUM (OVERALL)	2496 - 2690 MHz (194 MHz)
BAND 41 SPECTRUM (IN DESIGN)	ARFCN 508400 - 80MHz
TECHNOLOGY IN DESIGN	5G NR
RADIO MODEL	4T4R / 40W PER TRX (160W Total) / 256 QAM
RADIO CHANNEL BANDWIDTH & COMPLIANCE	Band-41 (DL/UL: 2496 -2690MHz) / 3GPP NR TDD / FCC
RECEPTION EQUIPMENT (FWA Reciever)	<p>BEC 8232: 4x4 MIMO DL / 2x2 MIMO UL</p> <p>RECIEVER GAIN: 10dBI</p> <p>Class 2: TX (26 dBm +2/-3 dB)</p>
PRIMARY RF PREDICTION MODEL	FORSK ATOLL - ASTER PROPEGATION MODULE
SECONDARY RF PREDICTION MODEL	FORSK ATOLL ASTER PREDICTION MODULE
GEODATA DESCRIPTION	HIGH RESOLUTION 2M GEODATA WITH RASTER AND VECTOR TERRAIN FEATURES
RF PREDICTION HEIGHT	15' AGL OR ROOFTOP -PREDICTION INCLUDES RECIEVER ANTENNA GAIN.



PROJECT LOCATION

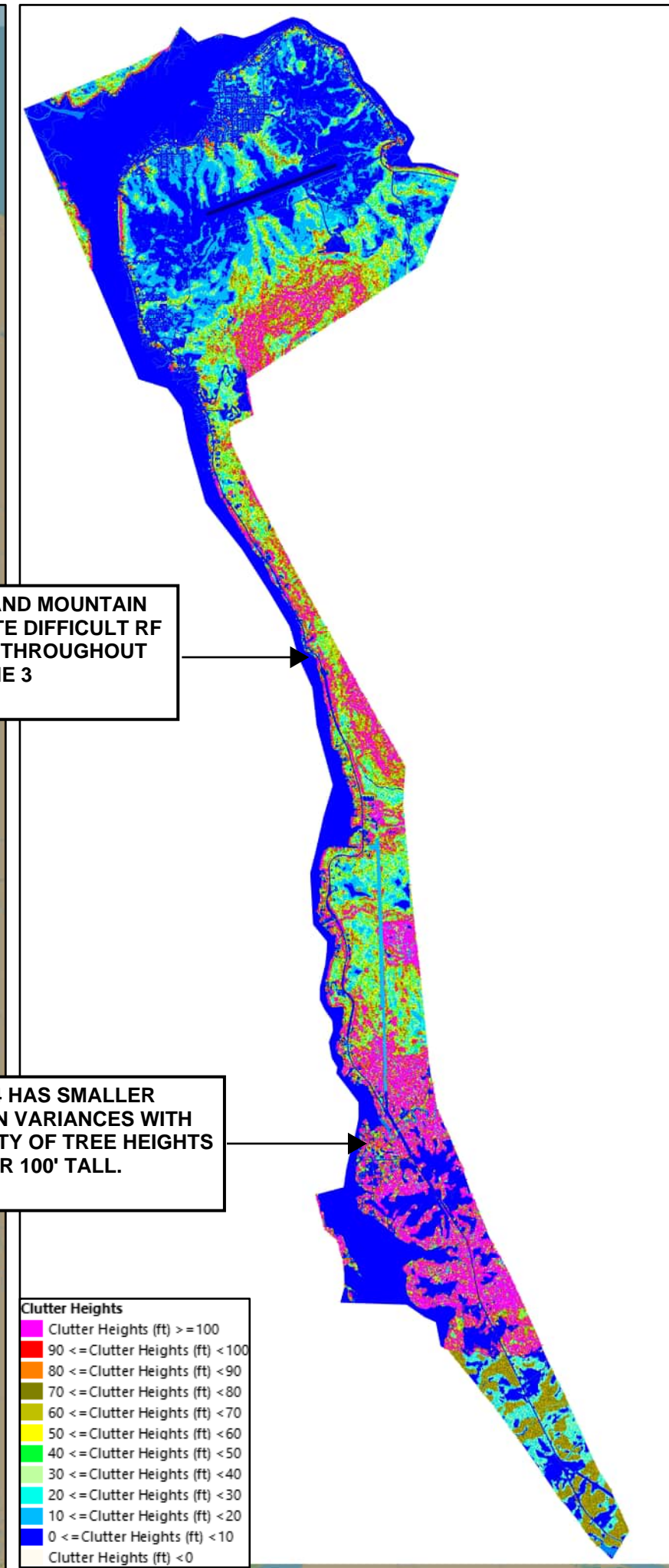
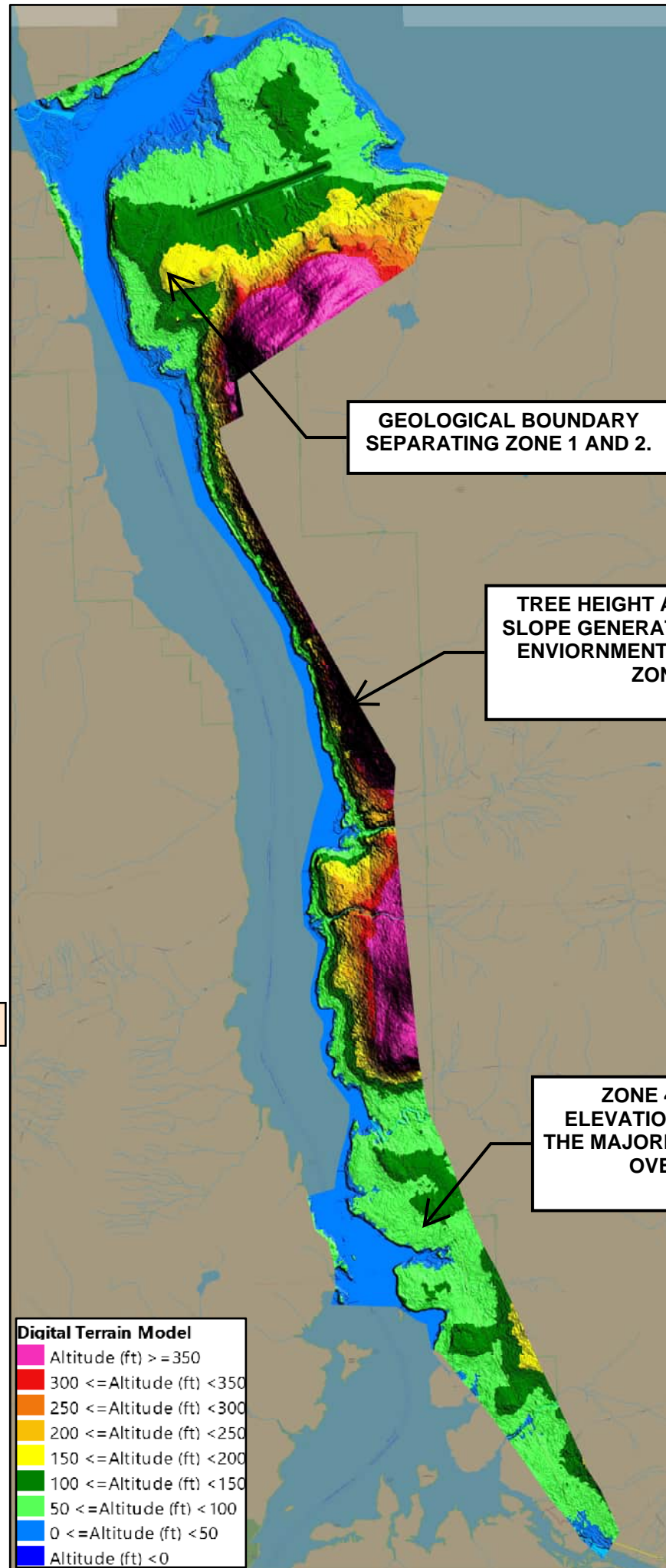
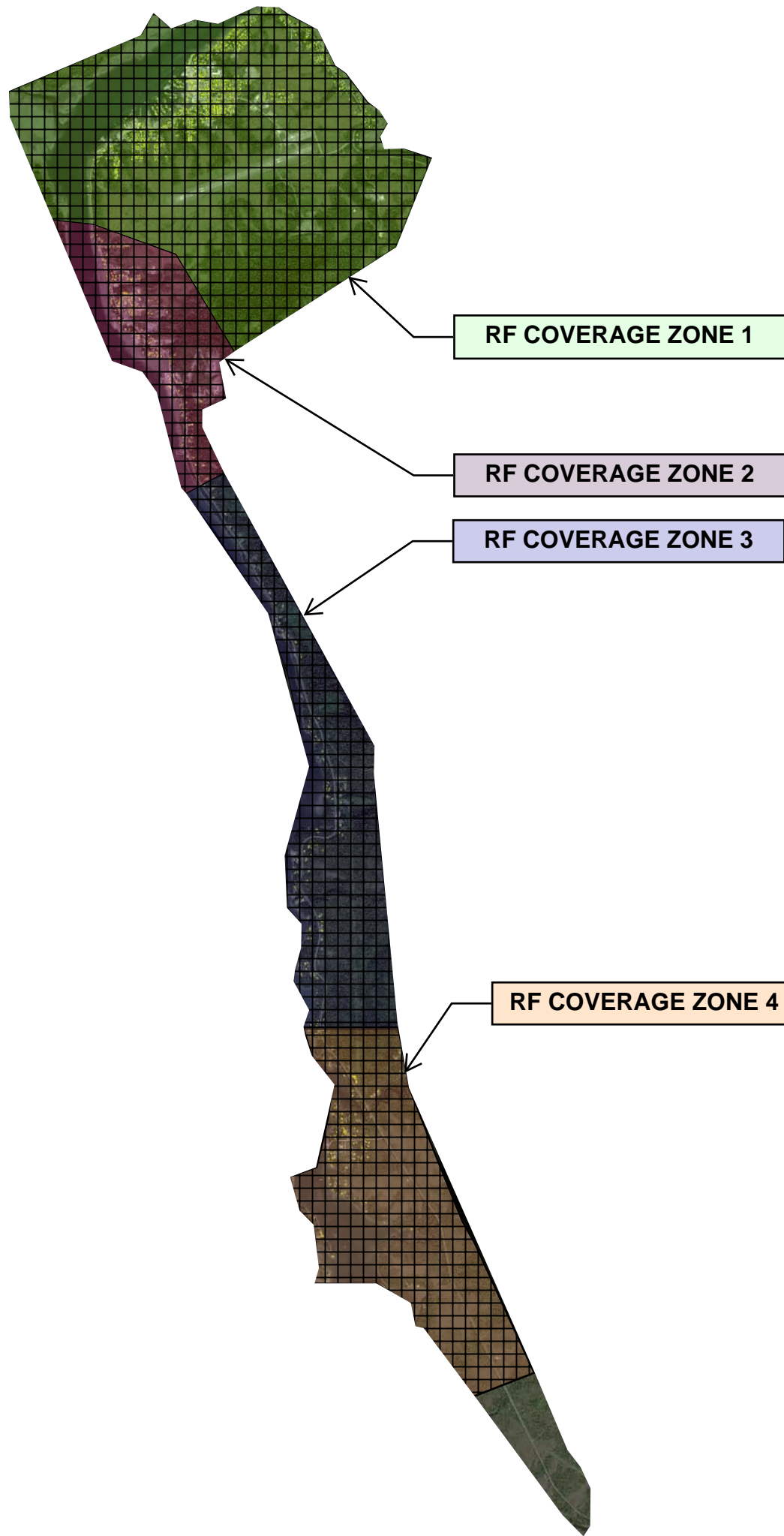
**PETERSBURG,
ALASKA**

SHEET TITLE

COVER PAGE

REV:

DESC:



Digital Terrain Model

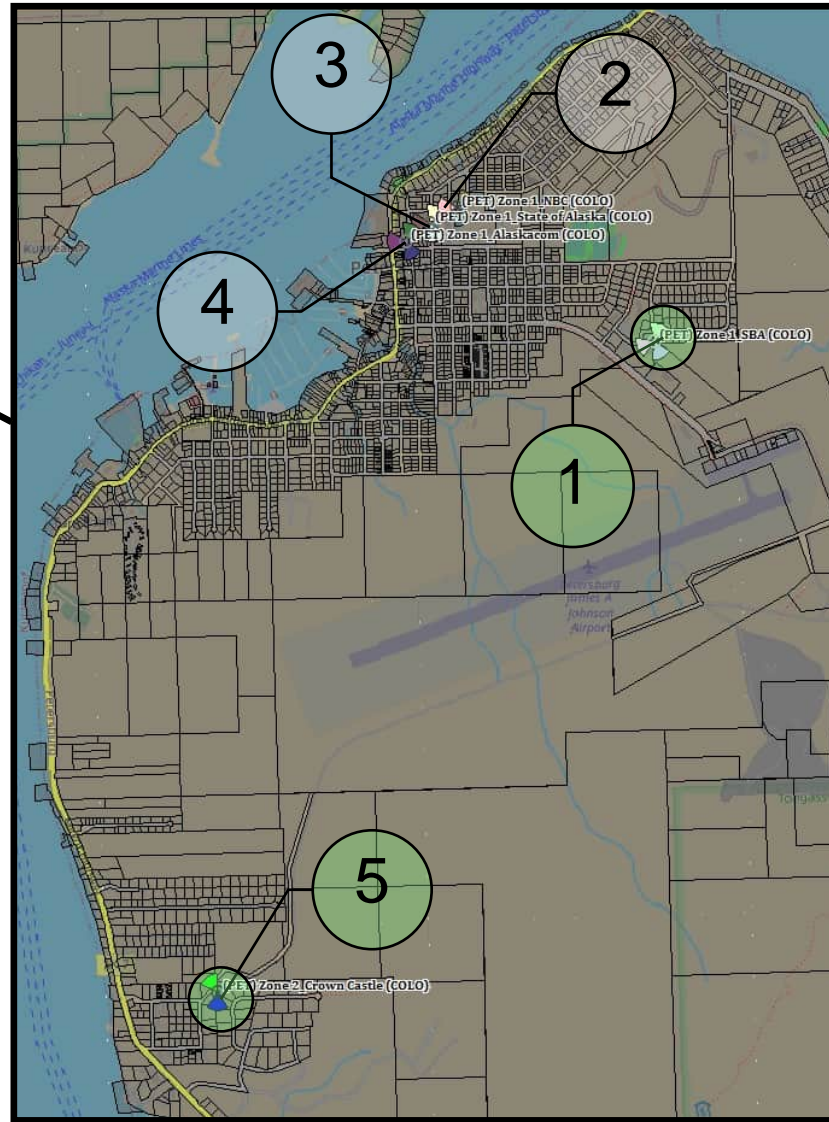
Altitude (ft) >= 350
300 <= Altitude (ft) < 350
250 <= Altitude (ft) < 300
200 <= Altitude (ft) < 250
150 <= Altitude (ft) < 200
100 <= Altitude (ft) < 150
50 <= Altitude (ft) < 100
0 <= Altitude (ft) < 50
Altitude (ft) < 0

Clutter Heights

Clutter Heights (ft) >= 100
90 <= Clutter Heights (ft) < 100
80 <= Clutter Heights (ft) < 90
70 <= Clutter Heights (ft) < 80
60 <= Clutter Heights (ft) < 70
50 <= Clutter Heights (ft) < 60
40 <= Clutter Heights (ft) < 50
30 <= Clutter Heights (ft) < 40
20 <= Clutter Heights (ft) < 30
10 <= Clutter Heights (ft) < 20
0 <= Clutter Heights (ft) < 10
Clutter Heights (ft) < 0

REV: _____

DESC: _____



1	TOWER OWNER	SBA COMMUNICATIONS
	LATITUDE	56.81024685
	LONGITUDE	-132.9400139
	TOWER HEIGHT	126
	GROUND ELEVATION	147
	TOWER HEIGHT ASL	273
SITE NOTES		Primary COLO Site in Zone 1

2	TOWER OWNER	NARROWS BROADCASTING CORPORATION
	LATITUDE	56.815443
	LONGITUDE	-132.953151
	TOWER HEIGHT	150
	GROUND ELEVATION	78
	TOWER HEIGHT ASL	228
SITE NOTES		• FM RADIO SITE & CELLULAR COLO

3	TOWER OWNER	STATE OF ALASKA
	LATITUDE	56.814926
	LONGITUDE	-132.954985
	TOWER HEIGHT	180
	GROUND ELEVATION	88
TOWER HEIGHT ASL		268

4	TOWER OWNER	ALASKACOM
	LATITUDE	56.814253
	LONGITUDE	-132.956593
	TOWER HEIGHT	86
	GROUND ELEVATION	49
TOWER HEIGHT ASL		135

5	TOWER OWNER	CROWN CASTLE
	LATITUDE	56.786494
	LONGITUDE	-132.970951
	TOWER HEIGHT	93
	GROUND ELEVATION	111
	TOWER HEIGHT ASL	204
SITE NOTES		Primary COLO Site in Zone 2.

6	TOWER OWNER	KRSA - (2) TOWERS
	LATITUDE	56.673757
	LONGITUDE	-132.919357
	TOWER HEIGHT	283
	GROUND ELEVATION	98.63
	TOWER HEIGHT ASL	381.63
SITE NOTES		AM Tower - No Cellular Transmitters.



PROJECT LOCATION
**PETERSBURG,
ALASKA**

SHEET TITLE
**EXISTING SITE
REVIEW**

REV:
DESC:

CH(700) (1) (TopN) RSRP (dBm) 20MHz



CH(700) (1) (TopN) RSRP (dBm) 20MHz

-45 <= X < -40	(0.00%, 0)
-50 <= X < -45	(0.00%, 0)
-55 <= X < -50	(0.00%, 0)
-60 <= X < -55	(0.13%, 3)
-65 <= X < -60	(1.07%, 25)
-70 <= X < -65	(1.96%, 46)
-75 <= X < -70	(2.35%, 55)
-80 <= X < -75	(1.41%, 33)
-85 <= X < -80	(2.69%, 63)
-90 <= X < -85	(5.08%, 119)
-95 <= X < -90	(10.11%, 237)
-100 <= X < -95	(10.71%, 251)
-105 <= X < -100	(5.63%, 132)
-110 <= X < -105	(4.78%, 112)
-120 <= X < -110	(12.59%, 295)
-150 <= X < -120	(41.51%, 973)

CARRIER CELLULAR NETWORK COVERAGE TESTING: ZONE 1 & ZONE 2 SITES

CH(66736) (1) (TopN) RSRP (dBm) 10MHz



CH(66736) (1) (TopN) RSRP (dBm) 10MHz

-45 <= X < -40	(0.00%, 0)
-50 <= X < -45	(0.00%, 0)
-55 <= X < -50	(0.00%, 0)
-60 <= X < -55	(0.00%, 0)
-65 <= X < -60	(0.18%, 4)
-70 <= X < -65	(0.78%, 17)
-75 <= X < -70	(1.93%, 42)
-80 <= X < -75	(4.59%, 100)
-85 <= X < -80	(7.85%, 171)
-90 <= X < -85	(6.61%, 144)
-95 <= X < -90	(6.75%, 147)
-100 <= X < -95	(4.82%, 105)
-105 <= X < -100	(6.84%, 149)
-110 <= X < -105	(5.65%, 123)
-120 <= X < -110	(13.41%, 292)
-150 <= X < -120	(40.56%, 883)

CARRIER CELLULAR NETWORK COVERAGE TESTING: ZONE 1 & ZONE 2 SITES

CH(66611) (1) (TopN) RSRP (dBm) 15MHz

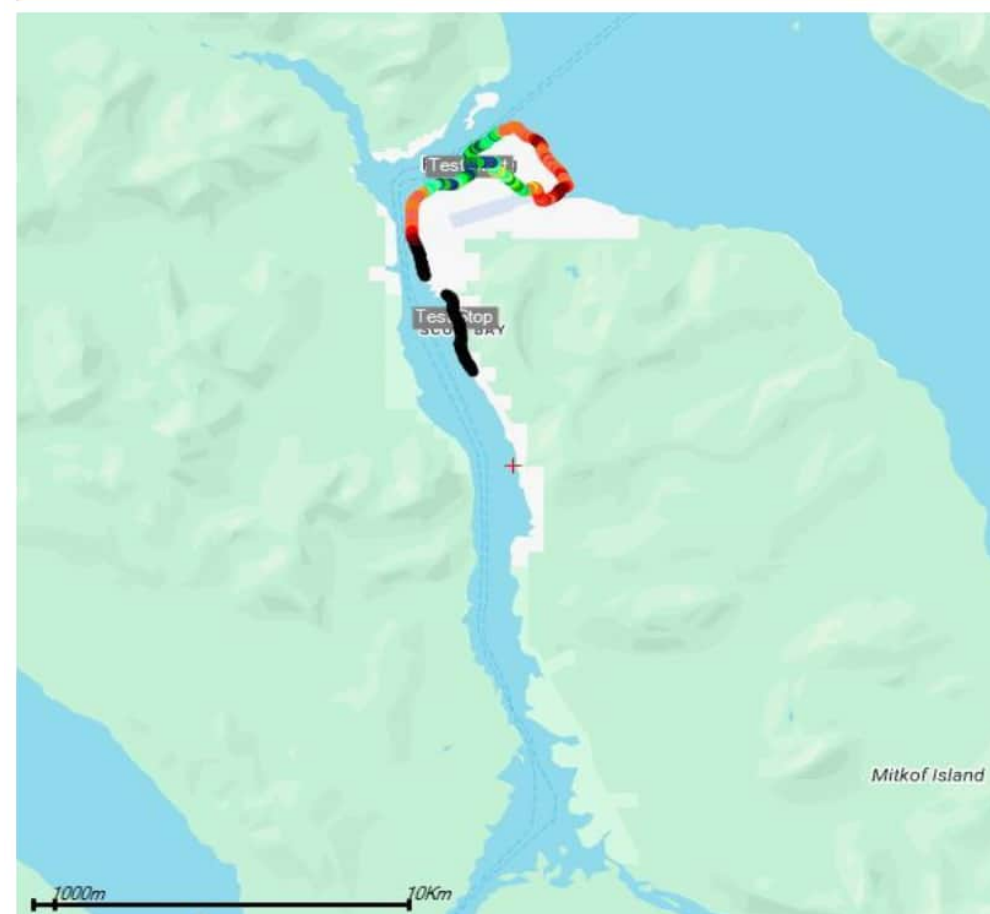


CH(66611) (1) (TopN) RSRP (dBm) 15MHz

-45 <= X < -40	(0.00%, 0)
-50 <= X < -45	(0.00%, 0)
-55 <= X < -50	(0.00%, 0)
-60 <= X < -55	(0.11%, 1)
-65 <= X < -60	(2.69%, 25)
-70 <= X < -65	(4.09%, 38)
-75 <= X < -70	(6.24%, 58)
-80 <= X < -75	(3.77%, 35)
-85 <= X < -80	(2.26%, 21)
-90 <= X < -85	(6.03%, 56)
-95 <= X < -90	(17.98%, 167)
-100 <= X < -95	(21.64%, 201)
-105 <= X < -100	(10.98%, 102)
-110 <= X < -105	(8.07%, 75)
-120 <= X < -110	(6.24%, 58)
-150 <= X < -120	(9.90%, 92)

CARRIER CELLULAR NETWORK COVERAGE TESTING: ZONE 1 SITE

CH(1125) (1) (TopN) RSRP (dBm) 15MHz



CH(1125) (1) (TopN) RSRP (dBm) 15MHz

-45 <= X < -40	(0.00%, 0)
-50 <= X < -45	(0.30%, 3)
-55 <= X < -50	(0.10%, 1)
-60 <= X < -55	(0.20%, 2)
-65 <= X < -60	(0.61%, 6)
-70 <= X < -65	(1.92%, 19)
-75 <= X < -70	(8.28%, 82)
-80 <= X < -75	(11.41%, 113)
-85 <= X < -80	(14.85%, 147)
-90 <= X < -85	(7.58%, 75)
-95 <= X < -90	(5.15%, 51)
-100 <= X < -95	(7.78%, 77)
-105 <= X < -100	(14.95%, 148)
-110 <= X < -105	(6.97%, 69)
-120 <= X < -110	(6.36%, 63)
-150 <= X < -120	(13.54%, 134)

CARRIER CELLULAR NETWORK COVERAGE TESTING: ZONE 1 SITE



PROJECT LOCATION

PETERSBURG, ALASKA

SHEET TITLE

EXISTING SITE PERFORMANCE TESTING

REV:

DESC:

TARGET SITE LOCATIONS: NEW CELLULAR INFRASTRUCTURE



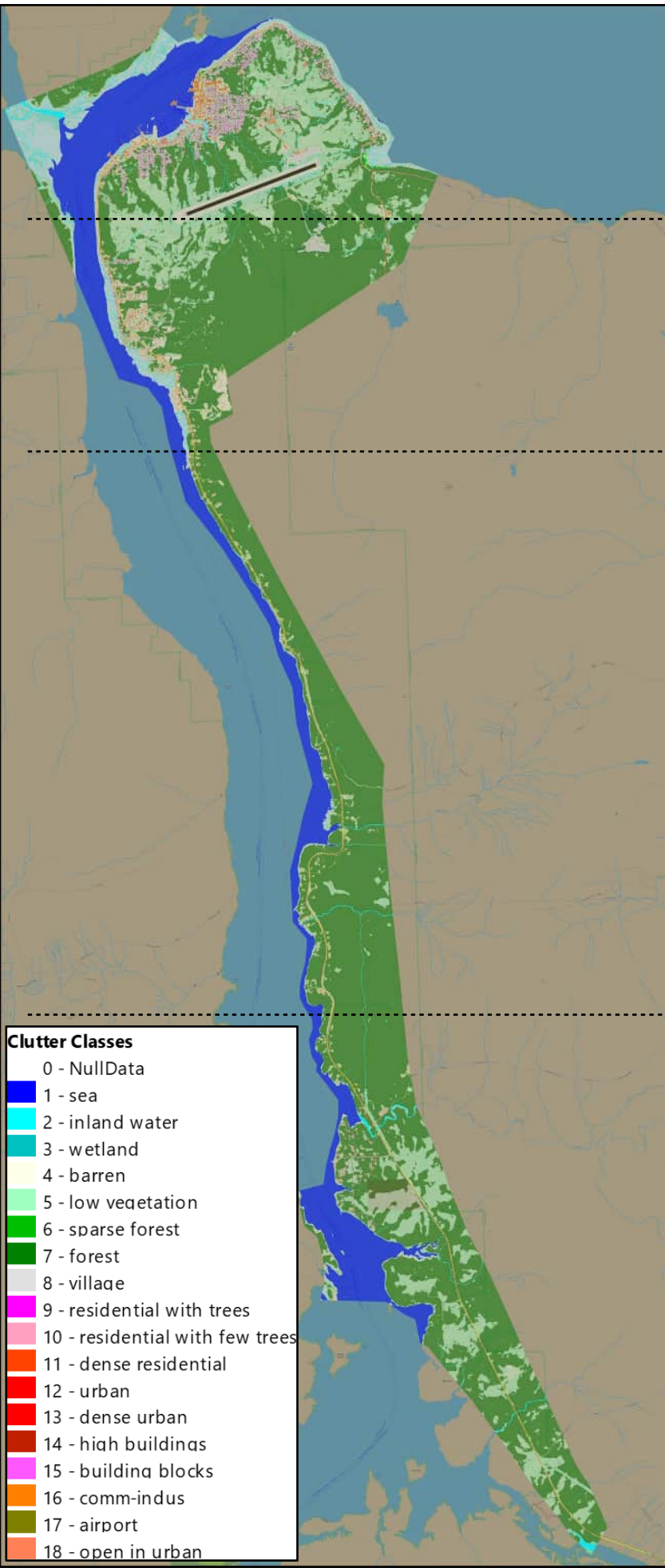
PROJECT LOCATION

PETERSBURG,
ALASKA

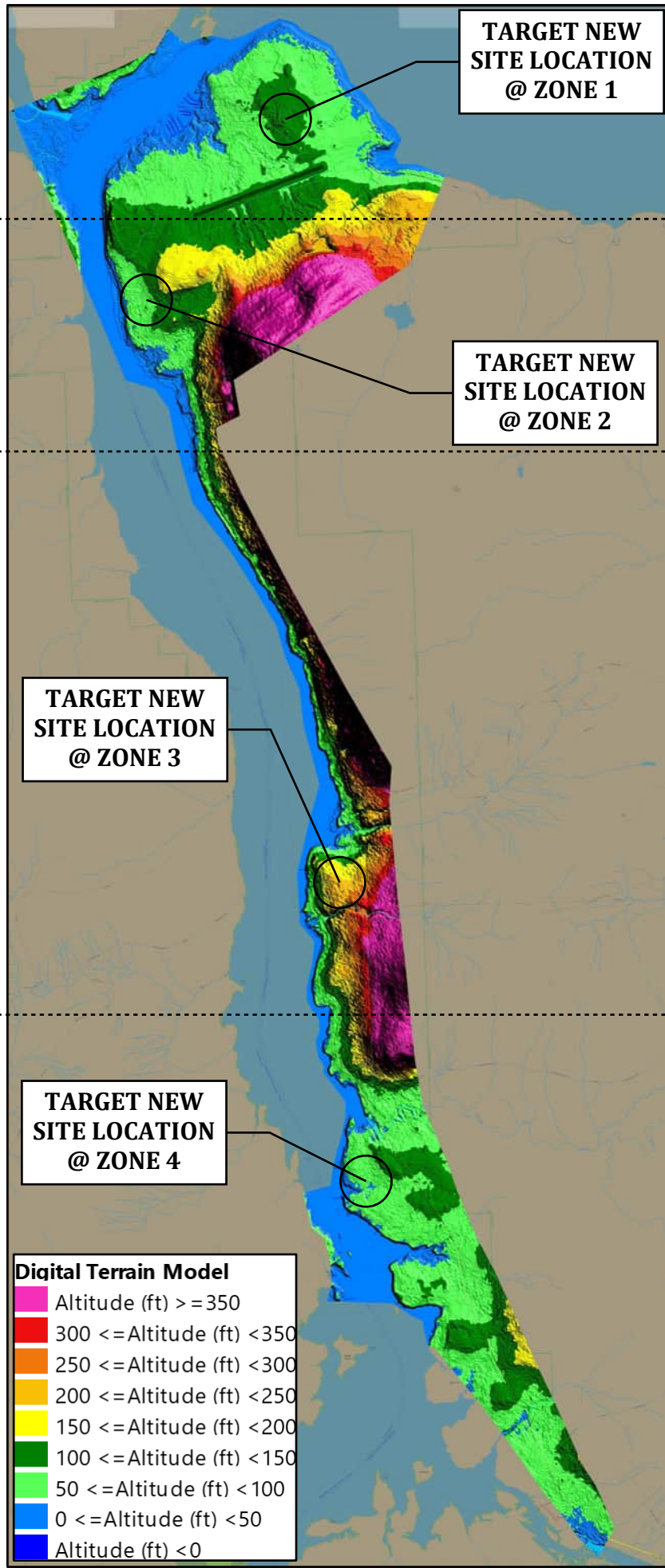
SHEET TITLE

PROPOSED NEW
SITE LOCATIONS

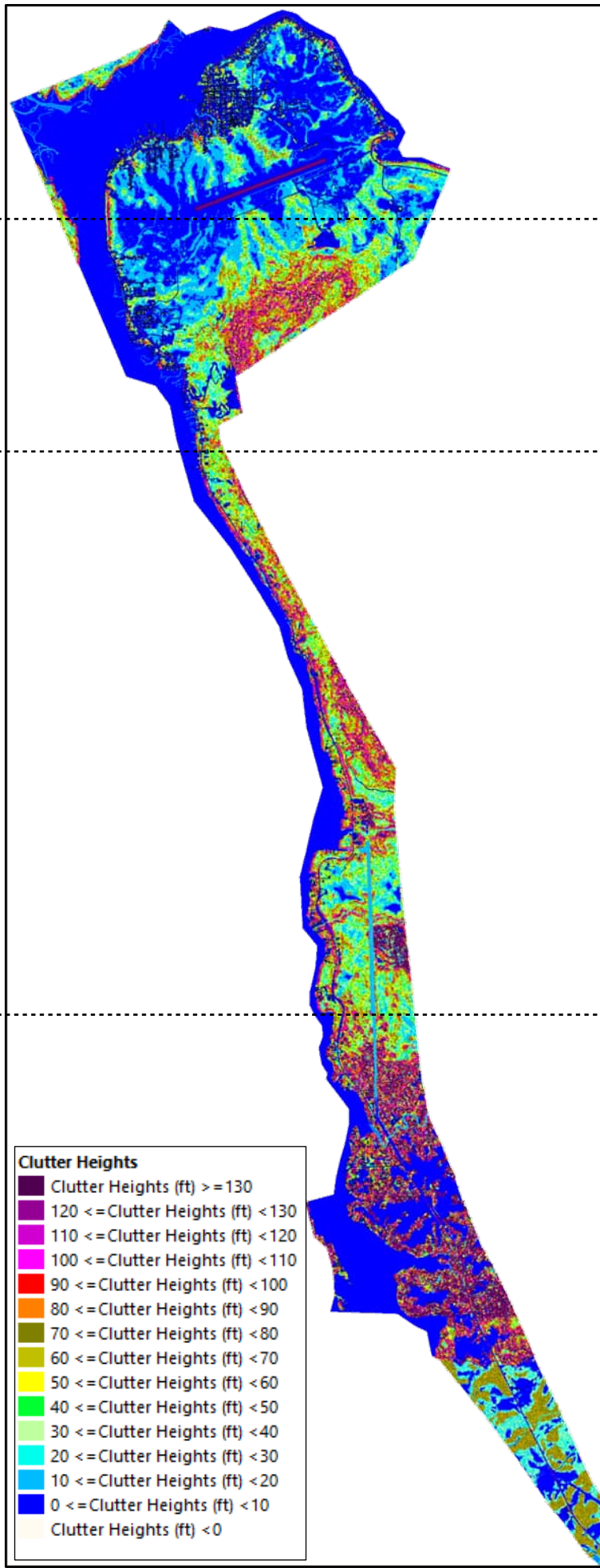
REV:
DESC:



- Clutter Classes**
- 0 - NullData
 - 1 - sea
 - 2 - inland water
 - 3 - wetland
 - 4 - barren
 - 5 - low vegetation
 - 6 - sparse forest
 - 7 - forest
 - 8 - village
 - 9 - residential with trees
 - 10 - residential with few trees
 - 11 - dense residential
 - 12 - urban
 - 13 - dense urban
 - 14 - high buildings
 - 15 - building blocks
 - 16 - comm-indus
 - 17 - airport
 - 18 - open in urban



- Digital Terrain Model**
- Altitude (ft) >=350
 - 300 <=Altitude (ft) <350
 - 250 <=Altitude (ft) <300
 - 200 <=Altitude (ft) <250
 - 150 <=Altitude (ft) <200
 - 100 <=Altitude (ft) <150
 - 50 <=Altitude (ft) <100
 - 0 <=Altitude (ft) <50
 - Altitude (ft) <0



- Clutter Heights**
- Clutter Heights (ft) >=130
 - 120 <=Clutter Heights (ft) <130
 - 110 <=Clutter Heights (ft) <120
 - 100 <=Clutter Heights (ft) <110
 - 90 <=Clutter Heights (ft) <100
 - 80 <=Clutter Heights (ft) <90
 - 70 <=Clutter Heights (ft) <80
 - 60 <=Clutter Heights (ft) <70
 - 50 <=Clutter Heights (ft) <60
 - 40 <=Clutter Heights (ft) <50
 - 30 <=Clutter Heights (ft) <40
 - 20 <=Clutter Heights (ft) <30
 - 10 <=Clutter Heights (ft) <20
 - 0 <=Clutter Heights (ft) <10
 - Clutter Heights (ft) <0

PROPOSED SITE
LOCATION @ ZONE 1

PROPOSED SITE
LOCATION @ ZONE 2

PROPOSED SITE
LOCATION @ ZONE 3

PROPOSED SITE
LOCATION @ ZONE 3

TARGET NEW
SITE LOCATION
@ ZONE 1

TARGET NEW
SITE LOCATION
@ ZONE 2

TARGET NEW
SITE LOCATION
@ ZONE 3

TARGET NEW
SITE LOCATION
@ ZONE 4

NARRATIVE: GENERATE DATA SET DETAILING THEORETICAL SUBSCRIBER AVAILABILITY VIA THE APPROXIMATE AMOUNT OF HOUSEHOLDS PER EACH RF COVERAGE ZONE.

METHOD: SIMULATED CUSTOMER PREMISES EQUIPMENT (CPE) AT ROOFTOPS AND HARBOUR LOCATIONS THROUGHOUT THE COVERAGE AREA. SIMULATE DEVICE CONNECTIVITY BASED ON BEST SERVER PROPAGATION.

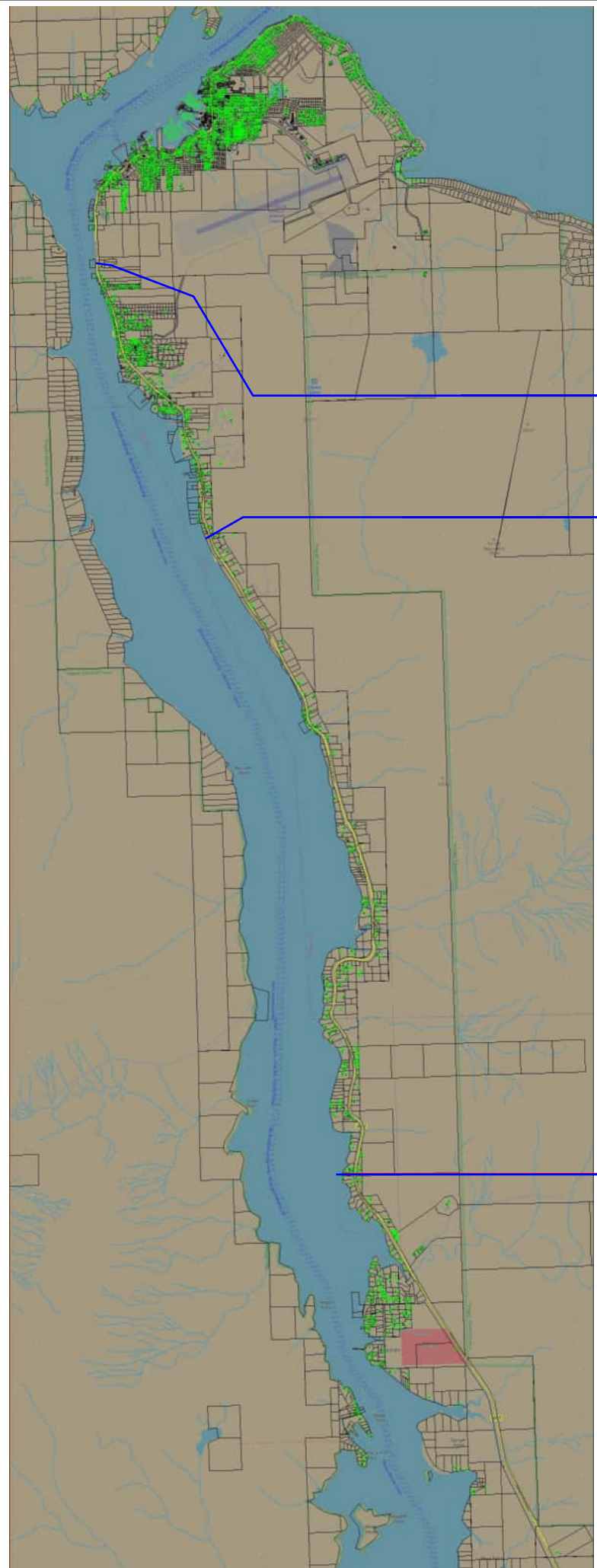
ACCURACY: PROVIDED DATA IS A SIMULATION ONLY. MARGIN OF ERROR EXISTS IN TOTAL HOUSEHOLD CALCULATIONS.

RF ZONE 1:
POTENTIAL SUBSCRIBERS: 1,000

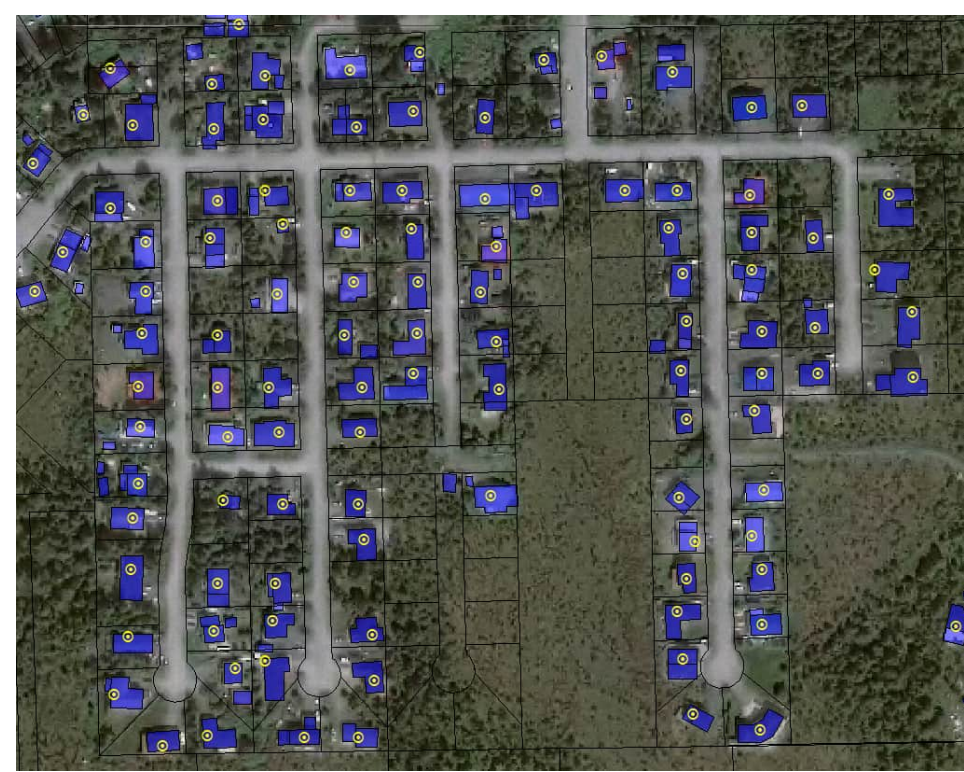
RF ZONE 2:
POTENTIAL SUBSCRIBERS: 250

RF ZONE 3:
POTENTIAL SUBSCRIBERS: 130

RF ZONE 4:
POTENTIAL SUBSCRIBERS: 160



CPE PLACEMENT BASED ON GEODATA BUILDING VECTOR LAYERS AS SEEN BELOW.



PROJECT LOCATION
**PETERSBURG,
ALASKA**

SHEET TITLE
**THEORETICAL
SUBSCRIBER
AVAILABILITY**

REV:	
DESC:	

TIDAL NETWORK COVERAGE AREA



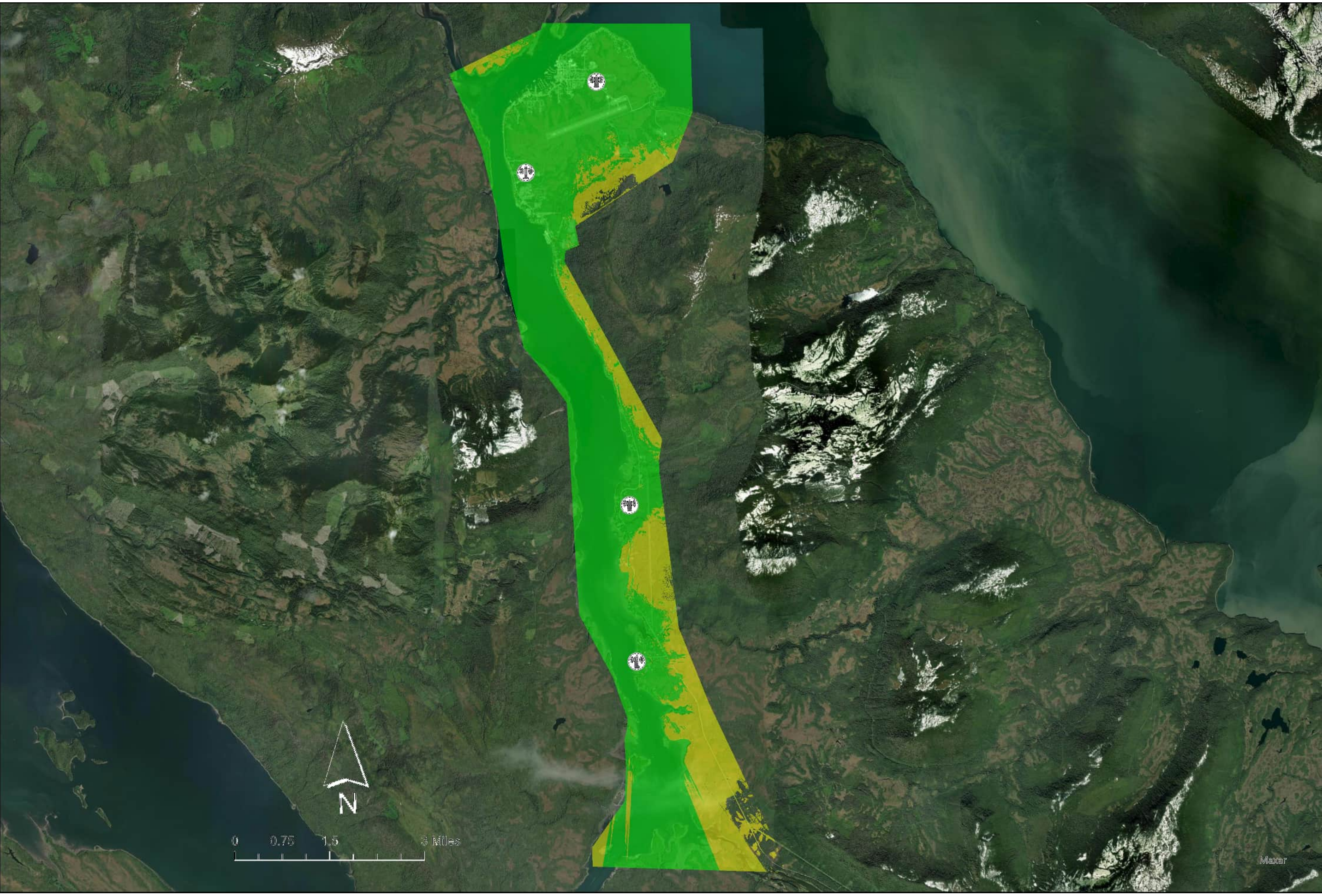
PROJECT LOCATION

**PETERSBURG,
ALASKA**

SHEET TITLE

**TIDAL NETWORK
COVERAGE AREA**

REV:
DESC:



Planning Commission Staff Report & Findings of Fact

Meeting Date: April 8, 2025

APPLICANT/AGENT:

Nordic Real Estate LLC
Sarah & Randal Holmgren

OWNER(S), IF DIFFERENT:

Petersburg Borough

LEGAL DESCRIPTION:

Lot 4A, Skylark II Sub
Plat 90-14

LOT AREA:

4,332 sq ft

LOCATION:

1107 S Nordic Dr

SURROUNDING ZONING:

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

ZONING:

Commercial 1

PID:

01-010-737

APPLICATION SUBMISSION DATE:

1/28/2025

RECOMMENDATION:

Approve with conditions

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

II. APPLICABLE CODE:

16.12 Acquisition and Disposal of Borough Land

III. FINDINGS:

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

IV. PUBLIC NOTICE

The borough provided public notice of the hearing. Notice was mailed by first class mail to the owner of record of the property within six hundred feet of the exterior boundary of the property that is the subject of the application.

V. APPLICATION REVIEW

- a. The application is classified as a request to lease borough-owned property.
- b. Criteria –

Planning Commission Staff Report & Findings of Fact

Meeting Date: April 8, 2025

Per 16.12.050, no borough property in Service Area 1 may be disposed of unless it has been zoned by the borough. As noted in Section III, Findings, the subject property is zoned.

Per 16.12.080 (A), the Planning Commission may require an applicant to state the nature, extent, size and general specifications of improvements the applicant intends to construct upon the real property and the time when the improvements will be completed.

VI. ACTION

Proposed motion: I move the commission recommend to the borough assembly to approve a lease of borough-owned property along with findings and report as presented.

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

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

EXHIBITS

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



PETERSBURG
ALASKA
Petersburg Borough, Alaska

Office Use:
Rec'd. by: DKT
Fee: \$ 500
Date Rec'd: 1/28/25

Land Disposal Application
(\$500.00 non-refundable filing fee required)
Form must be completed in its entirety to be considered

Date: 1/27/2025

This is a request for land disposal via:

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

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

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

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

Current Zoning of Property:
Commercial I

Is the Applicant applying to purchase under Petersburg Municipal Code Section 16.12.030 as one of the following? If yes, check approximate box below:

- State of Federal Agency
- Federally Recognized Tribe
- Nonprofit Entity
- Applying to Purchase for a Public Benefit Purpose per PMC 16.12.030

Applicant Name: Nordic Real Estate LLC

Applicant Mailing Address: PO Box 1975
Petersburg, AK 99833

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

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

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

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

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

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

See attached explanation.

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

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

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

Yes No If yes, please check one: Lease Permit

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

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

Permit to install driveway/alley

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

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

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

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

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

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

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

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

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

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

Signature of Department Commenter

Department Comments: _____

Signature of Department Commenter

Department Comments: _____

Signature of Department Commenter

Department Comments: _____

Signature of Department Commenter

NOTICE TO APPLICANT(s):

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

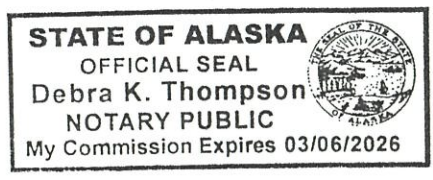
I hereby certify that I have received and reviewed a copy of Petersburg Municipal Code Chapters 16.12 and 16.16 (as they may pertain to my particular application) and understand the Code requirements. I further certify I am authorized to sign this application on behalf of the applicant.

Please sign application in the presence of a Notary Public.

Sarah Holmgren
Applicant/Applicant's Representative Signature

Sarah Holmgren
Printed Name

Subscribed and sworn to by Sarah Holmgren, who personally appeared
before me this 28th day of January, 2025.



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

Attachment 3.

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

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

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

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

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

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

Debra Thompson

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

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

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

All,

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

Thank you,
Debbie

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

Petersburg Borough
907-772-5405



Debra Thompson

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

Debra,

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

Thanks

Kevin

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

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

thanks

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

All,

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

Thank you,
Debbie

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

Debra Thompson

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

Debbie,

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

Thanks,
Chris

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

Hi Chris,

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

Thank you,
Debbie

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

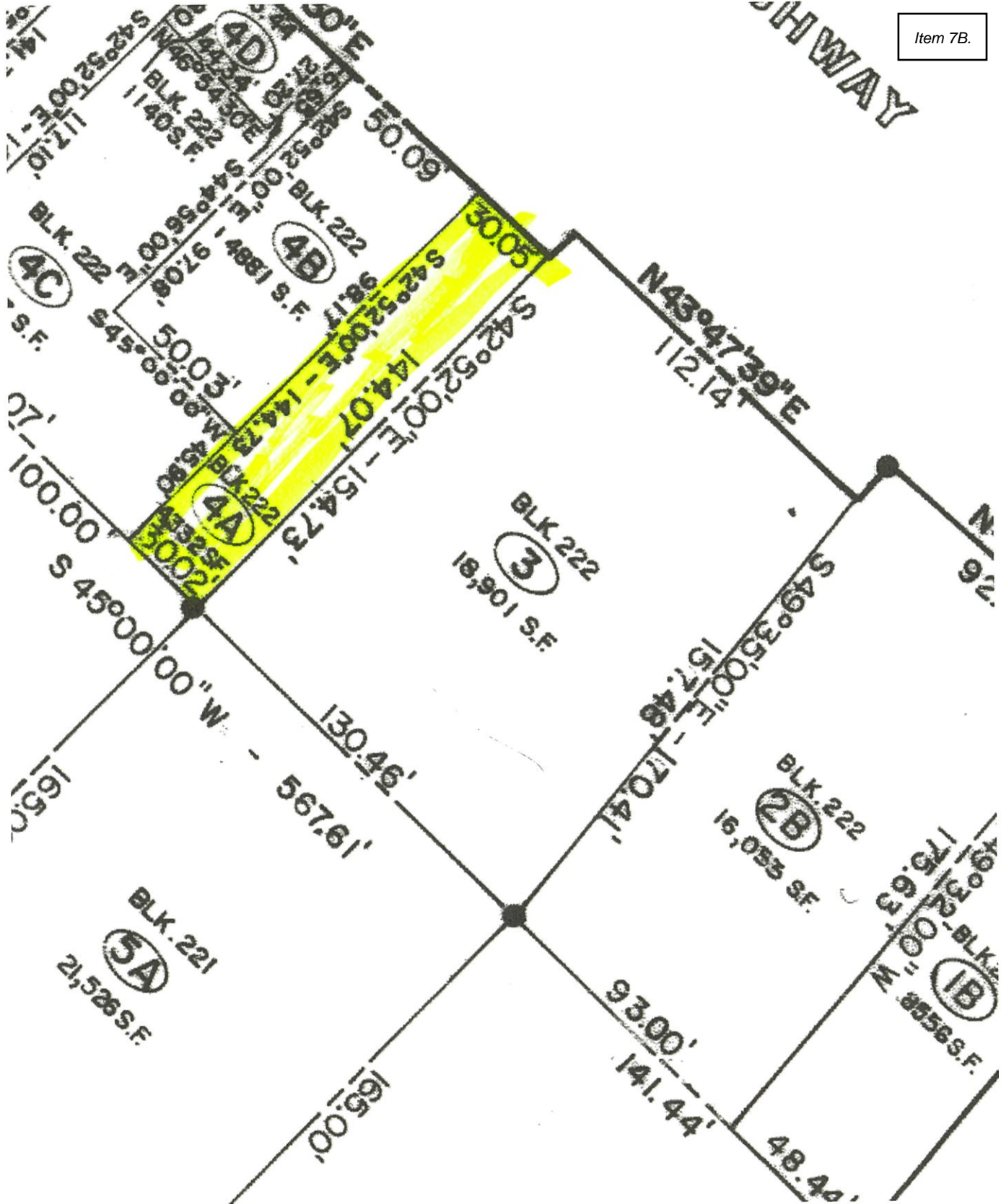
Petersburg Borough
907-772-5405



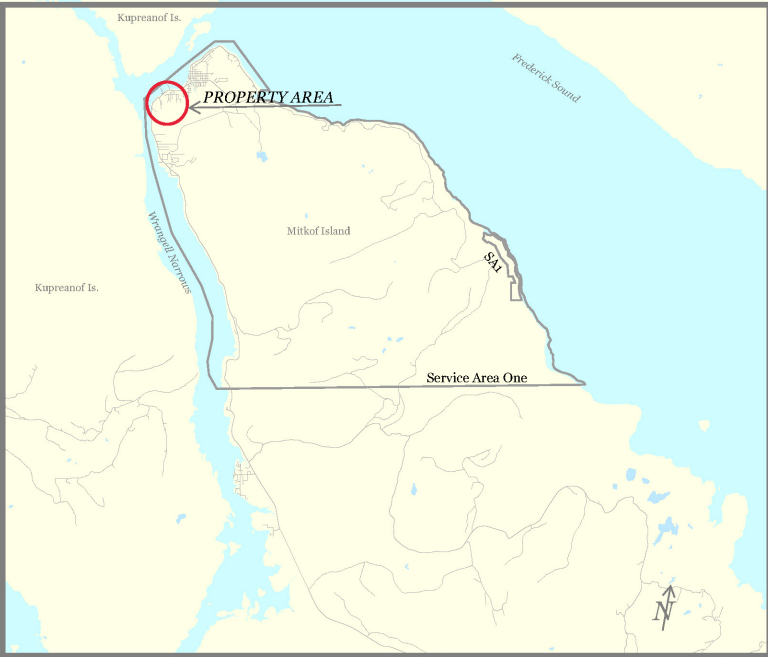
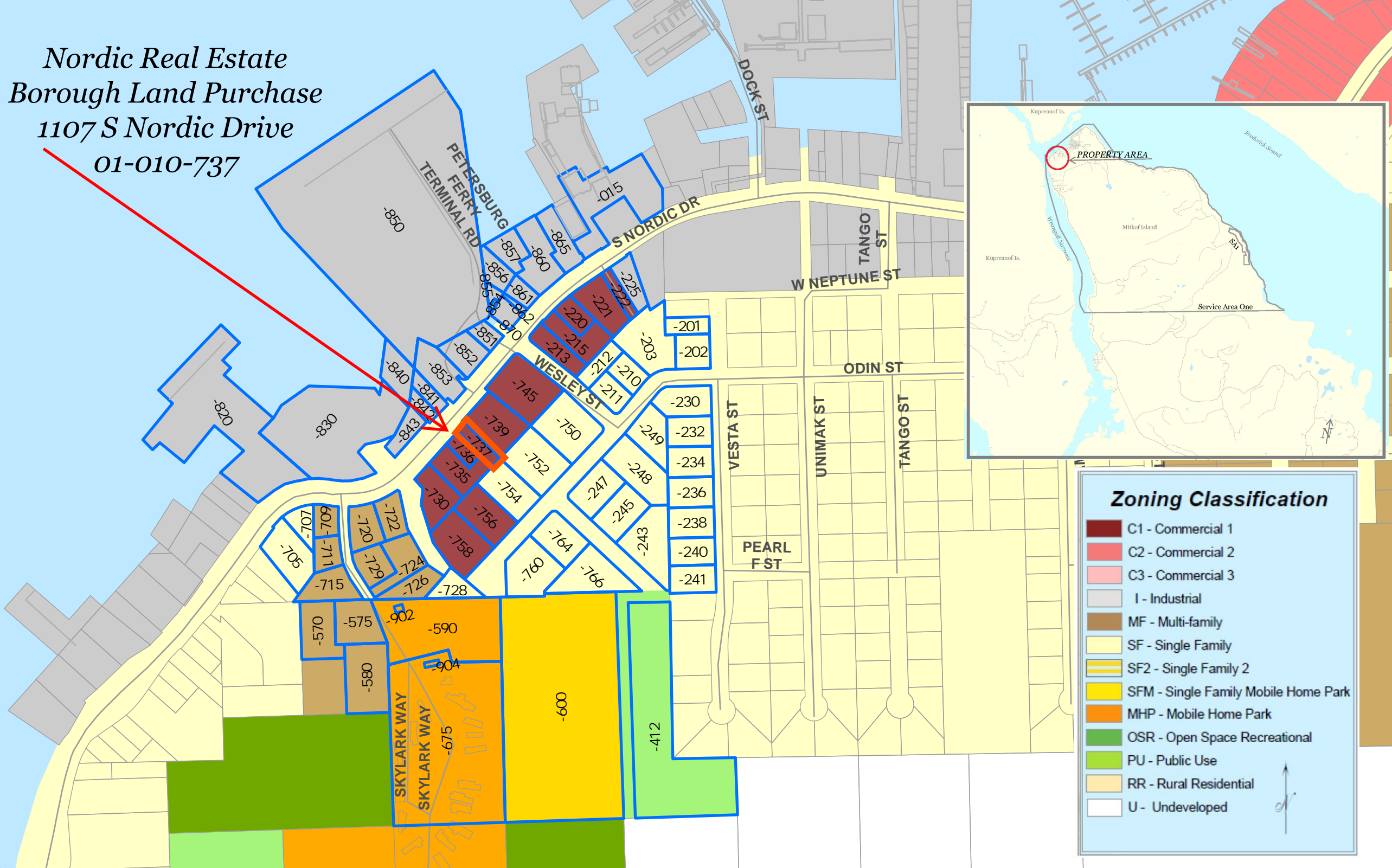
From: Debra Thompson
Sent: Monday, February 3, 2025 4:00 PM
To: Liz Cabrera <lcaabrera@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>; Karl Hagerman <khagerman@petersburgak.gov>; Stephen Giesbrecht <sgiesbrecht@petersburgak.gov>
Subject: Nordic Real Estate LLC Lease Application

All,





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



Zoning Classification

- C1 - Commercial 1
- C2 - Commercial 2
- C3 - Commercial 3
- I - Industrial
- MF - Multi-family
- SF - Single Family
- SF2 - Single Family 2
- SFM - Single Family Mobile Home Park
- MHP - Mobile Home Park
- OSR - Open Space Recreational
- PU - Public Use
- RR - Rural Residential
- U - Undeveloped



March 18, 2025

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

NOTICE OF SCHEDULED PUBLIC HEARINGS

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

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

The public hearing and consideration of the application will be held:	Tuesday, April 8th, 2025, at 12:00 PM Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via ZOOM , please contact Anna Caulum at 907-772-5409.	

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

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

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

Sincerely,

Liz Cabrera
Community & Economic Development Department

Name1	Name2	Address1	City	State	Zip
CHRIST FRY		PO BOX 1440	PETERSBURG	AK	99833-1440
HEATHER O'NEIL		PO BOX 1083	PETERSBURG	AK	99833-1083
JIM FLOYD		PO BOX 281	PETERSBURG	AK	99833-0281
JOHN JENSEN		PO BOX 681	PETERSBURG	AK	99833-0681
PHIL MEEKS		PO BOX 1514	PETERSBURG	AK	99833-1514
MARIETTA DAVIS		PO BOX 673	PETERSBURG	AK	99833-0673
DONALD SPERL		PO BOX 1407	PETERSBURG	AK	99833-1407
NORDIC REAL ESTATE LLC		PO BOX 1975	PETERSBURG	AK	99833-1975
AGNER JESSE A	AGNER MARGARET H	PO BOX 565	PETERSBURG	AK	99833-0565
ALASKA LAND COMPANY		2500 VISCOUNT WAY	RICHMOND	BC	V6V 1N1
ALASKA STATE OF		550 W 7TH AVE STE 1050A	ANCHORAGE	AK	99501-3579
ANDERSON AMY E		8010 BLAIR MILL WAY APT 98	SILVER SPRING	MO	20928-6642
BERTAGNOLI JOE		PO BOX 481	PETERSBURG	AK	99833-0481
CANGIALOSI SALVATORE A		PO BOX 1414	PETERSBURG	AK	99833-1414
CLARK KEVIN J		PO BOX 1256	NOME	AK	99762-1256
CONNOR WILLIAM H JR		1668 E HARMONY WAY	QUEEN CREEK	AZ	85140-5176
DIAMANTE GIFT SHOPPE INC		PO BOX 1029	PETERSBURG	AK	99833-1029
EC PHILLIPS AND SONS INC		PO BOX 209	PETERSBURG	AK	99833-209
ELLIS MARY ANNE		PO BOX 472	PETERSBURG	AK	99833-0472
GANSKE MORRILL ELLEN M		112 BLACK POWDER CIR	FOLSOM	CA	95630
GARD TIMOTHY	GARD LISA	21700 WILDFLOWER DR	NEWBERG	OR	97132
GRANBERG LOREEN		PO BOX 2002	PETERSBURG	AK	99833-2002
HERMOSA HOLDINGS LLC		PO BOX 1393	PETERSBURG	AK	99833-1393
HOLMGRAIN RANDAL E	HOLMGRAIN SARAH	PO BOX 1975	PETERSBURG	AK	99833-1975
LITSHEIM PETER	LITSHEIM THERESA	PO BOX 856	PETERSBURG	AK	99833-0856
LYNN CYNTHIA E		PO BOX 1758	PETERSBURG	AK	99833-1758
LYONS HEIDI PERSCHON LIV	ONEIL HEATHER	PO BOX 527	PETERSBURG	AK	99833-0527
LYONS JACK C	LYONS HEIDI	PO BOX 527	PETERSBURG	AK	99833-0527
M&K SCHWARTZ AK TRUST		PO BOX 434	PETERSBURG	AK	99833-0434
MAROHL AARON		PO BOX 255	PETERSBURG	AK	99833-0255
MARSH KIRT	MARSH DONNA	PO BOX 1421	PETERSBURG	AK	99833-1421
MATTINGLY DARBY	MATTINGLY NICHOLE	PO BOX 783	PETERSBURG	AK	99833-0783
MORRIS CHRISTINA		709 95TH DR SE	LAKE STEVENS	WA	98258-3929
MURDOCK WILLIAM CHARLES	MURDOCK EILEEN ROSE	PO BOX 850	PETERSBURG	AK	99833-0850
NEWMAN TANGI L		PO BOX 476	PETERSBURG	AK	99833-0476
ONEIL DENNIS	ONEIL HEATHER	PO BOX 1083	PETERSBURG	AK	99833-1083
O'SOUP DERRICK G	O'SOUP KELLY N	PO BOX 1994	PETERSBURG	AK	99833-1994
PARKER SAMUELLA MAE		PO BOX 1364	PETERSBURG	AK	99833-1364
PERRY DONALD E	PERRY LYNNE M	PO BOX 1566	PETERSBURG	AK	99833-1566
PERSCHON LIV M		PO BOX 128	PETERSBURG	AK	99833-0128
PETERSON RAYMOND G	PETERSON ELIZABETH K	PO BOX 1491	PETERSBURG	AK	99833-1491
PISTON AND RUDDER SERVICE INC		PO BOX 1308	PETERSBURG	AK	99833-1308
RENO SEAIRA	SCHONBERG FRANZ	PO BOX 1434	PETERSBURG	AK	99833-1434
ROUNDTREE DEAN & ELENA	ROUNDTREE ARIEL M	PO BOX 454	PETERSBURG	AK	99833-0454
ROUNDTREE KYLE		PO BOX 1497	PETERSBURG	AK	99833-1497
SKYLARK PARK LLC		PO BOX 2070	PETERSBURG	AK	99833-2070
STROMDAHL JAMES	STROMDAHL MARY	PO BOX 1326	PETERSBURG	AK	99833-1326
TANGATAILOA STACIE		400 NE 153RD ST	SHORELINE	WA	98155
THE MILL INC		PO BOX 790	PETERSBURG	AK	99833-0790
TONKA SEAFOODS		PO BOX 1420	PETERSBURG	AK	99833-1420
TUCKER EMIL K	CHRISTENSEN CARIN L	PO BOX 1785	PETERSBURG	AK	99833-1785
WOOD GEORGE	WOOD SUSAN	PO BOX 902	PETERSBURG	AK	99833-0902
YOUNG ELROY L & ALICE H		PO BOX 2100	PETERSBURG	AK	99833-2100
REGULA RANDY R & REBECCA A		PO BOX 1687	PETERSBURG	AK	99833-1687

Planning Commission Staff Report & Finding of Fact

Meeting Date: April 8, 2025

APPLICANT/AGENT:
Island Refrigeration LLC

OWNER(S), IF DIFFERENT:

LEGAL DESCRIPTION:
Port Authority Storage Area Plat
2000-6
Lot T-37 PTN Plat 95-7

LOT AREA:
28,983
3,923

LOCATION:
111 Dock St
107 A Dock St

SURROUNDING ZONING:
North: Industrial

ZONING:
Industrial

South: Industrial
East: Industrial
West: Industrial

PID:
01-010-035
01-008-242

APPLICATION SUBMISSION DATE:
2/25/2025

RECOMMENDATION:

I. APPLICANT REQUEST: The applicant is requesting a minor subdivision to subdivide two parcels into one.

II. APPLICABLE CODES:
18.20 MINOR SUBDIVISION
19.44 INDUSTRIAL DISTRICT

III. FINDING:

1. Subject properties are in the port dock area and consist of vacant lots previously used for gear storage.
2. The surrounding area is a marine industrial area and well developed.
3. The properties are zoned industrial but are within the proposed Marine Industrial Overlay.
4. Legal access is provided from Dock St and an established easement.
5. Municipal water, wastewater, and electricity are available to the properties or are close by.
6. The proposed subdivision will subdivide two lots into four lots and extend existing access and utility easement.
7. Lot C contains an extension of the existing access and utility easement primarily for Lot B.

IV. PUBLIC NOTICE

The borough provided public notice consistent with PMC 19.84.040. Notice was mailed by first class mail to the owner of record of the property within six hundred feet of the exterior boundary of the property that is the subject of the application.

Planning Commission Staff Report & Finding of Fact

Meeting Date: April 8, 2025

V. APPLICATION REVIEW

The application is classified as a minor subdivision.

a. ZONING DISTRICT STANDARDS

Industrial Zoning

	Criteria	Proposed Lots	Analysis
Lot Size	No minimum	--	
Lot Coverage	100%	--	
Fire Code	Per IBC	Construction on Lot C meets fire code.	Construction has been approved by fire marshal. Proposed subdivision will not impact required separation.

c. Criteria – Per 18.20, the minor subdivision plat procedure shall be available to create a subdivision of a single parcel into no more than four parcels. The following general conditions must be met to be considered for a minor subdivision:

CRITERIA	PROPOSED SUBDIVISION	COMMENT
1. The plat subdivides a single lot into not more than four lots;	Conforms	
2. The plat provides legal and physical access to a public highway or street for each lot created by the subdivision;	Conforms	Easement to Dock St.
3. The plat does not contain or require a dedication of a street, right-of-way, or other area;	Conforms	
4. The plat does not require a vacation of a public dedication of land or a variance from a subdivision regulation;	Conforms	
5. The outside corners of each lot are marked and at least two outside corners of the whole subdivision tract are referenced to publicly recorded survey markers;	Plat conform prior to recording	
6. The written approval of the public works, engineering, power and light and police		

Planning Commission Staff Report & Finding of Fact

Meeting Date: April 8, 2025

departments has been noted on the application.		
--	--	--

VI. ACTION

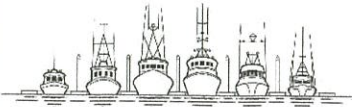
Proposed motion: I move to approve the Island Refrigeration Subdivision with findings of fact and conditions of approval as presented.

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

- a. The proposed Island Refrigeration Subdivision meets the conditions outlined in Title 18 for a minor subdivision.
- b. As a condition of approval, the Applicant/Owner shall:
 - Submit a plat with legible lettering meeting the generally accepted standards for good draftsmanship as prepared by a professional land surveyor, properly registered in the state of Alaska, drawn to scale, and provided in a format, size, suitable for recording.
 - Please include lot area (in square feet) of each new lot created by the subdivision.
 - Plat will have at least two outside corners of the whole subdivision tract referenced to publicly recorded survey markers.

EXHIBITS

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



PETERSBURG BOROUGH LAND USE APPLICATION

CODE TO:	110.000.404110
BASE FEE:	115.00
PUBLIC NOTICE FEE:	\$70.00
TOTAL:	185.00
CHECK NO. or CC:	

DATE RECEIVED: _____ RECEIVED BY: _____

APPLICANT/AGENT	LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME Island Refrigeration, LLC	NAME
MAILING ADDRESS PO Box 2185	MAILING ADDRESS
CITY/STATE/ZIP Petersburg, AK 99833	CITY/STATE/ZIP
PHONE 907-772-3310	PHONE
EMAIL Brock@islandref.com	EMAIL

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION:
111 Dock St and 107A Dock St

PARCEL ID: **01-008-242**
01-010-035 ZONE: **I** OVERLAY: **M10**

CURRENT USE OF PROPERTY: **VACANT** LOT SIZE: **33816 SF**

PROPOSED USE OF PROPERTY (IF DIFFERENT):

CURRENT OR PLANNED SEWER SYSTEM: Municipal DEC-approved on-site system

CURRENT OR PLANNED WATER SOURCE: Municipal Cistern/Roof Collection Well

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

TYPE OF APPLICATION & BASE FEE

- 19.84 Zoning Change (\$100)
- 18.18 Record of Survey (\$50) (Note: No Public Notice Fee)
- 18.20 Minor Subdivision/18.24 Preliminary Plat/18.19 Replat (\$75 + \$10 per lot)
- 18.24 Final Plat (\$25 per lot)

SUBMITTALS:

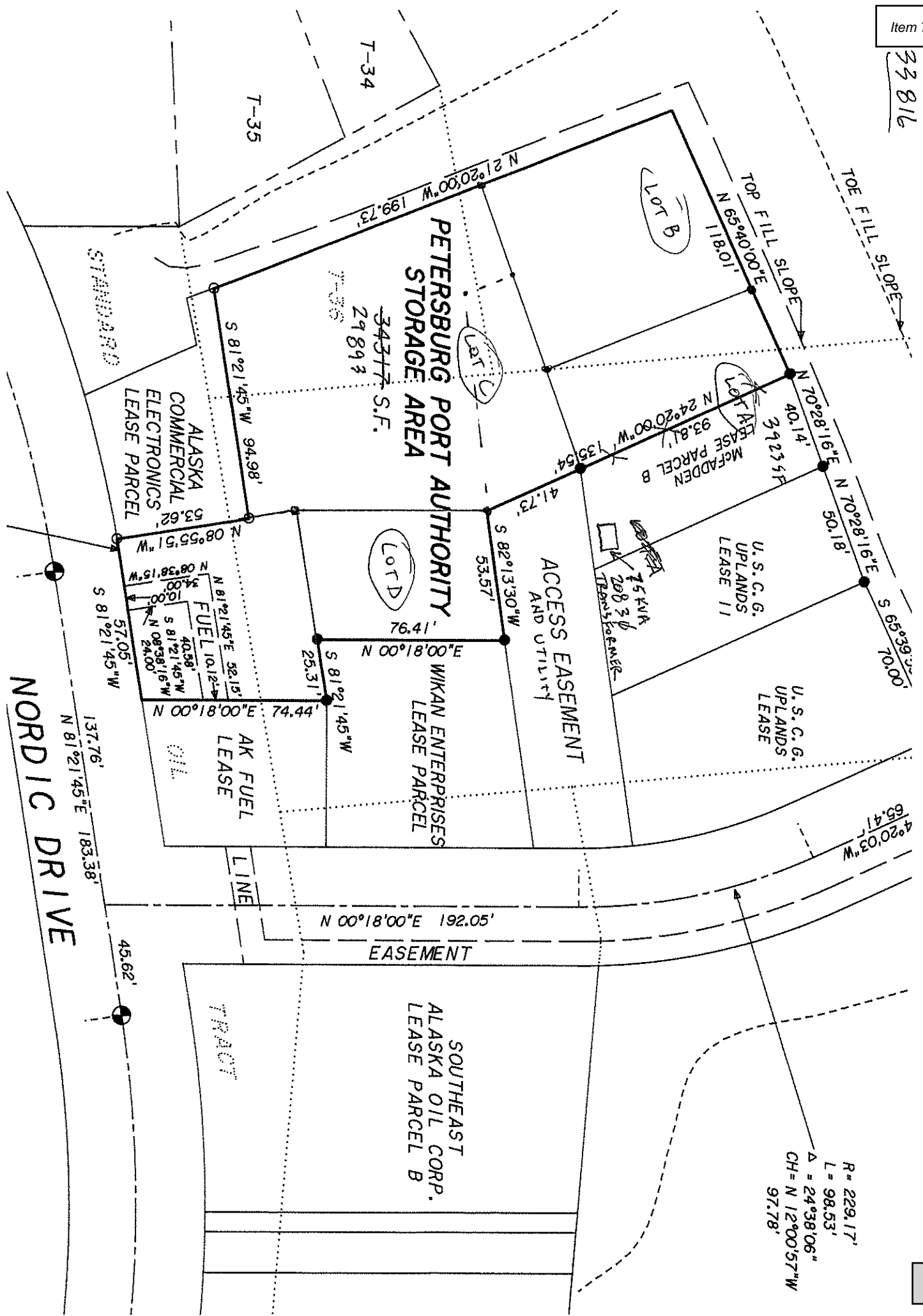
For Zoning Change, please submit letter stating the new zoning and explaining the need for the change.
For Subdivision approvals, please submit a prepared plat map as required by borough code.

SIGNATURE(S):

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

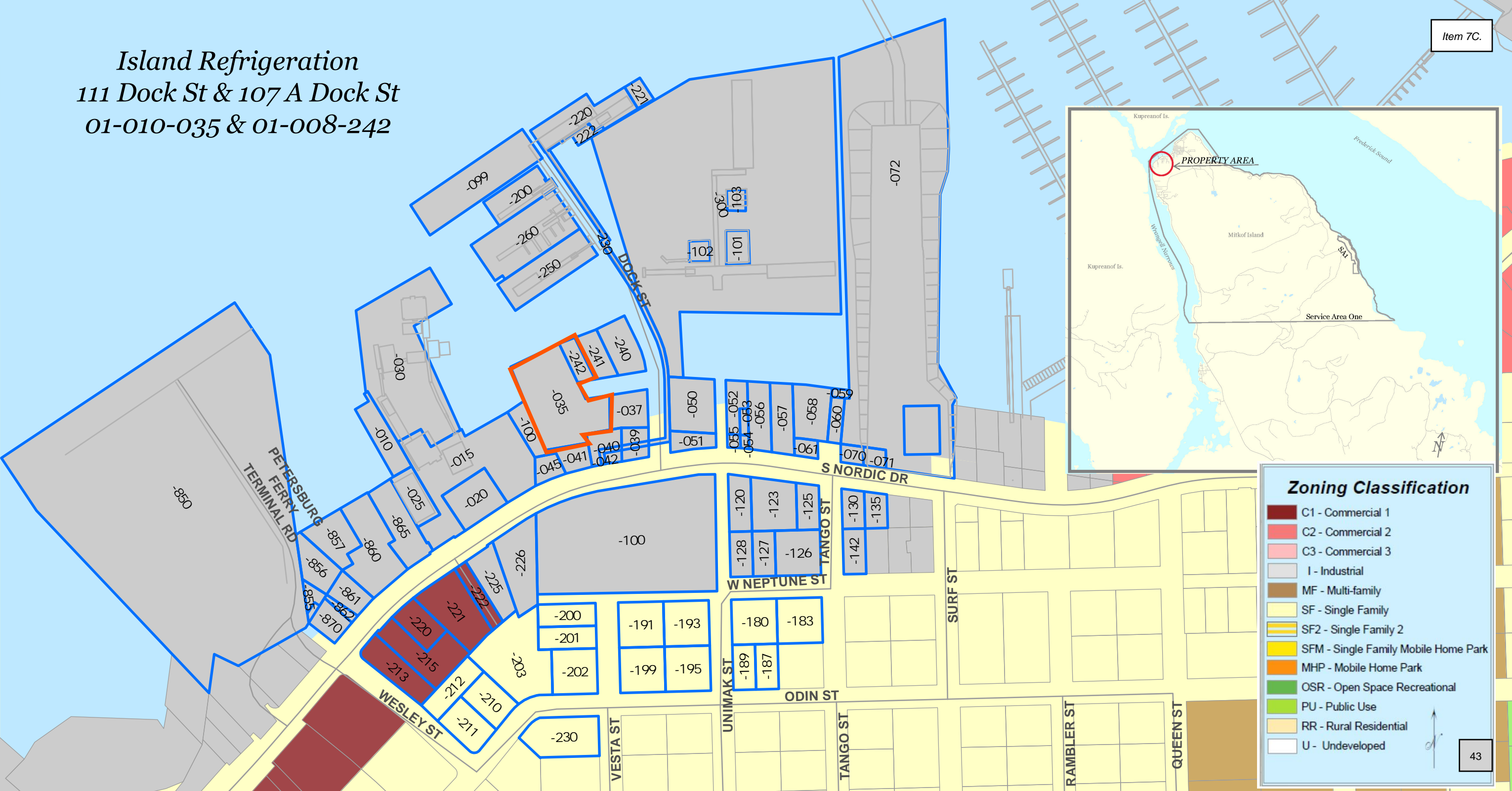
Applicant(s): _____ Date: _____
 Owner: *Bh Sh* Date: 2/25/2025
 Owner: _____ Date: _____
 Owner: _____ Date: _____

OTAR 50 FT
33816



$R = 229.17'$
 $L = 98.53'$
 $\Delta = 24^\circ 38' 06''$
 $CH = N 12^\circ 00' 57'' W$
 $97.78'$

Island Refrigeration 111 Dock St & 107 A Dock St 01-010-035 & 01-008-242



Zoning Classification

- C1 - Commercial 1
- C2 - Commercial 2
- C3 - Commercial 3
- I - Industrial
- MF - Multi-family
- SF - Single Family
- SF2 - Single Family 2
- SFM - Single Family Mobile Home Park
- MHP - Mobile Home Park
- OSR - Open Space Recreational
- PU - Public Use
- RR - Rural Residential
- U - Undeveloped



March 18, 2025

**ROCKY'S MARINE INC.
PO BOX 690
PETERSBURG, AK 99833-0690**

NOTICE OF SCHEDULED PUBLIC HEARINGS

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

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

The public hearing and consideration of the application will be held:	Tuesday, April 8th, 2025, at 12:00 PM Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via ZOOM , please contact Anna Caulum at 907-772-5409.	

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

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

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

Sincerely,

Liz Cabrera
Community & Economic Development Department

Name1	Name2	Address1	City	State	Zip
CHRIST FRY		PO BOX 1440	PETERSBURG	AK	99833-1440
HEATHER O'NEIL		PO BOX 1083	PETERSBURG	AK	99833-1083
JIM FLOYD		PO BOX 281	PETERSBURG	AK	99833-0281
JOHN JENSEN		PO BOX 681	PETERSBURG	AK	99833-0681
PHIL MEEKS		PO BOX 1514	PETERSBURG	AK	99833-1514
MARIETTA DAVIS		PO BOX 673	PETERSBURG	AK	99833-0673
DONALD SPERL		PO BOX 1407	PETERSBURG	AK	99833-1407
ISLAND REFRIGERATION LLC		PO BOX 2185	PETERSBURG	AK	99833-2185
ALASKA COMMERCIAL ELECTRONICS LLC		PO BOX 1144	PETERSBURG	AK	99833-1144
ALASKA STATE OF		550 W 7TH AVE STE 1050A	ANCHORAGE	AK	99501-3579
ANDERSON AMY E		8010 BLAIR MILL WAY APT 98	SILVER SPRING	MO	20928-6642
BIRCHELL PROPERTIES LLC		PO BOX 12	PETERSBURG	AK	99833-0012
BOJORQUEZ-FELIX RICARDO		PO BOX 2011	PETERSBURG	AK	99833-2011
CURTISS KERRI		PO BOX 1532	PETERSBURG	AK	99833-1532
DAHL JEROME E	DAHL STACEY	PO BOX 1275	PETERSBURG	AK	99833-1275
DIAMANTE GIFT SHOPPE INC		PO BOX 1029	PETERSBURG	AK	99833-1029
GANSKE MORRILL ELLEN M		112 BLACK POWDER CIR	FOLSOM	CA	95630
GARD TIMOTHY	GARD LISA	21700 WILDFLOWER DR	NEWBERG	OR	97132
ISLAND REFRIGERATION LLC		PO BOX 2185	PETERSBURG	AK	99833-2185
KANDOLL BRIAN	KANDOLL CAROL	PO BOX 1363	PETERSBURG	AK	99833-1363
KIVISTO ROBERT S		PO BOX 1781	PETERSBURG	AK	99833-1781
LITSHEIM PETER	LITSHEIM THERESA	PO BOX 856	PETERSBURG	AK	99833-0856
MARSH KIRT	MARSH DONNA	PO BOX 1421	PETERSBURG	AK	99833-1421
MARTIN BROCK F	WEBB SUZANNE M	PO BOX 1398	PETERSBURG	AK	99833-1398
MENISH SCHONBERG LIVING TRUST		PO BOX 877	PETERSBURG	AK	99833-0877
MORRISON CHRISTINA TRUSTEE	ARNOLD G FREDRICKSEN TRUST	PO BOX 284	PETERSBURG	AK	99833-0284
NORDIC HOUSE BED & BREAKFAST INC		PO BOX 469	PETERSBURG	AK	99833-0469
OLSEN OLIVIA J		PO BOX 221	PETERSBURG	AK	99833-0221
PARKER SAMUELLE MAE		PO BOX 1364	PETERSBURG	AK	99833-1364
PERRY DONALD E	PERRY LYNNE M	PO BOX 1566	PETERSBURG	AK	99833-1566
PETERSBURG FLYING SERVICES LLC LESSEE	ALASKA DOT & PF LESSOR	PO BOX 1348	PETERSBURG	AK	99833-1348
PETRO 49 INC	HARBOR ENTERPRISES INC	PO BOX 389	SEWARD	AK	99664
PISTON AND RUDDER SERVICE INC		PO BOX 1308	PETERSBURG	AK	99833-1308
RENO SEAIRA	SCHONBERG FRANZ	PO BOX 1434	PETERSBURG	AK	99833-1434
RIBICH ELI		PO BOX 110	PETERSBURG	AK	99833-0110
ROCKY'S MARINE INC.		PO BOX 690	PETERSBURG	AK	99833-0690
ROSVOLD LESSEE ERIC LESSEE	ALASKA DOT & PF LESSOR	PO BOX 1144	PETERSBURG	AK	99833-1144
RUTHERFORD ANDREW LESSEE	ALASKA DOT & PF LESSOR	PO BOX 190498	ANCHORAGE	AK	99519-0498
SHORT BRIDEY L		PO BOX 933	PETERSBURG	AK	99833-0933
SMITH LYNN M		PO BOX 841	PETERSBURG	AK	99833-0841
STEUER NORIE	STEUER GERALD M JR	PO BOX 102	PETERSBURG	AK	99833-0102
STROMDAHL JAMES	STROMDAHL MARY	PO BOX 1326	PETERSBURG	AK	99833-1326
THE MILL INC		PO BOX 790	PETERSBURG	AK	99833-0790
TUCKER EMIL K	CHRISTENSEN CARIN L	PO BOX 1785	PETERSBURG	AK	99833-1785
US COAST GUARD		PO BOX 1290	PETERSBURG	AK	99833-1290
US FOREST SERVICE		PO BOX 1328	PETERSBURG	AK	99833-1328
VOLK EDWARD J	VOLK RENEE I	PO BOX 1564	PETERSBURG	AK	99833-1564
WEATHERS ANDREA		PO BOX 167	PETERSBURG	AK	99833-0167
WIKAN JOHN B WIKAN SHERI L	WIKAN ENTERPRISES INC	PO BOX 929	PETERSBURG	AK	99833-0929
YOUNG ELROY L & ALICE H		PO BOX 2100	PETERSBURG	AK	99833-2100
REGULA RANDY R & REBECCA A		PO BOX 1687	PETERSBURG	AK	99833-2100
ALASKA DOT & PF LESSOR		PO BOX 112505	JUNEAU	AK	99811-2505