



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Agenda Borough Assembly Regular Meeting

Monday, November 06, 2023

12:00 PM

Assembly Chambers

You are invited to a Zoom webinar.
When: November 6, 2023 12:00 PM Alaska
Topic: November 6, 2023 Borough Assembly Meeting

Please click the link below to join the webinar:
<https://petersburgak-gov.zoom.us/j/82689388463?pwd=vvU5DkNt7m5noxCmR-wPbEuMSJ7KDg.gg5u647XD6G81f0J>
Passcode: 666582

Or Telephone:
(253) 215-8782 or (720) 707-2699
Webinar ID: 826 8938 8463
Passcode: 666582

1. **Call To Order/Roll Call**
2. **Voluntary Pledge of Allegiance**
3. **Approval of Minutes**
 - A. **October 16, 2023 Assembly Meeting Minutes**
4. **Amendment and Approval of Meeting Agenda**
5. **Public Hearings**
6. **Bid Awards**
7. **Persons to be Heard Related to Agenda**

Persons wishing to share their views on any item on today's agenda may do so at this time.
8. **Persons to be Heard Unrelated to Agenda**

Persons with views on subjects not on today's agenda may share those views at this time.
9. **Boards, Commission and Committee Reports**
10. **Consent Agenda**

A. The Trees Liquor License Transfer

The Alcohol and Marijuana Control Office (AMCO) has received two liquor license transfer of ownership applications from The Trees RV LLC to The Trees, LLC, and then from The Trees, LLC to PAH, LLC. The Assembly may support or protest the applications. A protest may not be arbitrary, capricious or unreasonable.

B. Acceptance of a Grant Award in the Amount of \$50,199 from the Division of Homeland Security and Emergency Management

This grant provides funding for the purchase and installation of an antenna with repeater, 2 base stations, 20 portable radios and the fees for FCC licensing of the School District's own frequency. This grant was not budgeted for in the FY24 Adopted Budget and if approved will be placed in the next supplemental budget which will be presented at a later date.

11. Report of Other Officers

A. Petersburg Medical Center

PMC CEO Hofstetter will provide an update on Medical Center activities.

B. US Forest Service

Acting District Ranger Castro will provide an update on Forest Service activities.

C. Human Resources

Human Resource Officer/Deputy Clerk Regula will give a report on the Borough's progress addressing recommendations from the APEI review.

12. Mayor's Report

A. November 6, 2023 Mayor's Report

13. Manager's Report

A. November 6, 2023 Manager's Report

14. Unfinished Business

A. Ordinance #2023-14 - An Ordinance Amending the Official Zoning Map for Service Area 1 of the Petersburg Borough to Rezone Lot GL 14, Section 33, Township 58 South, Range 79 East, Copper River Meridian, (Parcel #01-010-600) from Public Use (P-1) to Single-Family Mobile Home (SFMH), with Conditions - Third and Final Reading

If approved in three readings, Ordinance #2023-14 will rezone Lot GL 14, owned by Skylark Park, LLC, from Public Use to Single-Family Mobile Home. Skylark Park, LLC applied for the zoning amendment, stating the intended use for the property is to subdivide the parcel into lots for placement of stick built or manufactured homes. The

Planning Commission recommends the rezone request be approved. Ordinance #2023-14 was amended in its second reading to add conditions to the rezone that specify only one-family or two-family dwellings and newly constructed manufactured homes are permitted uses on Lot GL 14 and to define the term "manufactured home". The Assembly unanimously approved Ordinance #2023-14, as amended, in its second reading.

15. New Business

A. Resolution #2023-13A: A Resolution Authorizing the Borough Manager to Apply to the State of Alaska, Department of Environmental Conservation, for a Loan from the Alaska Clean Water Fund for the Design and Construction of the Pump Station 4 Force Main Project

Resolution #2023-13A is an amended version of Resolution #2023-13, which allows the Borough to apply for a loan increase from ADEC for the Pump Station 4 Force Main Project and was approved by the Assembly on October 9, 2023. This amended version references the amount of overall indebtedness to the water and wastewater funds that was approved by the voters with Proposition #1 at the 2019 municipal election (up to \$8 million).

B. Resolution #2023-14: A Resolution in Support of Southeast Alaska Power Agency's Southeast Alaska Grid Resiliency Project Including Installation of a Third Turbine and Generator at the Tye Hydroelectric Facility

Adoption of Resolution #2023-14 will affirm the Borough's support of SEAPA's efforts to enhance hydroelectric generation and electrical grid resiliency in our region.

C. Resolution #2023-15: A Resolution in Support of Raising the Maximum Available Alaska Department of Transportation Harbor Facility Grant to \$7,500,000 for Eligible Projects on an Annual Basis

If adopted, Resolution #2023-15 will show the Borough's support for Governor Dunleavy and the Alaska Legislature to amend Alaska Statute 29.60.800 to raise the maximum Harbor Facility Grant Fund award from \$5,000,000 to \$7,500,000 per eligible project to account for inflation since 2006.

D. Skylark Park LLC Application to Purchase Borough Land (Lots 2, 3, 5, 5A, and 6, Skylark II Subdivision, and Government Lot 21, Section 33, T58S, R79E)

Skylark Park LLC submitted an application to purchase six Borough owned lots between the Severson's Subdivision and Skylark Way for the purpose of developing a 10+ acre major subdivision with roads and utilities in an effort to provide affordable housing options to Petersburg residents. The lots would need to be rezoned to allow for placement of stick built or manufactured homes on the subdivided parcels. The Planning Commission held a public hearing regarding the application to purchase on October 10, 2023, and recommends the Assembly approve the application to move forward in the process with the condition that the necessary rezone requests are also approved. Skylark Park LLC is requesting the Assembly authorize a direct sale of the property rather than offer the parcels for sale by competitive bid or outcry auction.

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

E. Mental Health Trust Lot 37 on Blind Slough

The Alasa Mental Health Trust Land Office is offering for sale South Mitkof Lot 37 for a minimum bid of \$102,500. The lot fronts Blind Slough and is located in a popular recreational area for Petersburg's residents and visitors. In 2008 the Andy Mathisen family donated approximately \$95,000 to the Borough to be used towards a fishing park on the Wrangell narrows by Eagles Roost Park. The project never progressed due to costs above and beyond the gifted funds. The Andy Mathisen Fishing Park investment fund currently has a balance of \$99,327.90 and the Mathisen estate is willing to use these funds to help purchase the Blind Slough property to ensure public access on Blind Slough is maintained. The Assembly is asked to determine whether or not the Borough should participate in the sealed bid land sale for the parcel.

F. Request to Negotiate Purchase of 50-Foot Public Access Easement on Lots 37, 38 and 39 Fronting Blind Slough

If approved, the Assembly will send the attached letter to ADNR to request the Borough be allowed to purchase from the Mental Health Land Trust a 50-foot public access easement on Lots 37, 38, and 39 that front Blind Slough to ensure access along the Blind Slough shoreline.

G. Petro Building Acquisition Status

The Borough (Staff and Attorney) has been working with Petro 49 since 2018 to acquire the old Union Oil building and property at 703 S. Nordic Drive for use as a maintenance facility for our Harbor Department. The Borough and Petro 49 have also been working with ADEC as a clear letter of conditions on the property is required before the Borough follows through with the acquisition. The Borough was recently informed that the process of receiving a clear letter of conditions on the property from ADEC may not be completed for several more years. Manager Giesbrecht is requesting direction from the Assembly whether the Borough should continue with the acquisition or look for other alternatives.

H. Housing Task Force

The Housing Task Force was created in October of 2022 and Assembly Member Kensinger was appointed Chair by the Assembly. The Task force researched housing issues in Petersburg and facilitated a Housing Needs Assessment performed by Agnew::Beck. The Housing Needs Assessment was finalized and shared with the Assembly in early October. Assembly Member Kensinger chose not to run for another term on the Assembly and left his Assembly seat on October 9, 2023. Mr. Kensinger requested that if the Assembly chooses to continue the Housing Task Force, he be allowed to continue to be a member of the Task Force but that the

Assembly appoint a new Assembly Member as Chair. The Assembly should determine whether to continue or dissolve the Housing Task Force at this time.

I. Election of Vice Mayor

Borough Charter Section 2.05B provides that no later than the first regular meeting of the Assembly in November each year, the Assembly shall elect from its membership a Vice Mayor.

J. Assembly Member Appointments to Boards

Mayor Jensen, with Assembly approval, will appoint Assembly Members as representatives or liaisons to the Southeast Conference, Alaska Municipal League, Harbors and Ports Advisory Board, Hospital Board, Public Safety Advisory Board, Local Emergency Planning Committee, the Early Childhood Education Task Force, and the Housing Task Force. The 2022/23 Assembly Appointment list is attached for reference.

K. Alaska Municipal League 73rd Annual Local Government Conference

The annual AML Conference is being held in Anchorage December 4-8, 2023. The Assembly budgeted for Mayor Jensen and one other Assembly Member to attend. It appears Mayor Jensen is not able to attend this year. Assembly Member Fine-Walsh has expressed interest in attending. The Assembly should decide who will attend on behalf of the Borough. Conference information and a draft agenda are attached.

L. Letter of Support for the Alaska Municipal League's Reducing Impact of Rural Boardwalk Barriers Project

If approved, the attached letter of support will be sent to U.S. Secretary of Transportation, Pete Buttigieg, to pledge Petersburg's support and commitment to participating in the Thriving Communities Regional Grant program.

16. Communications

A. Correspondence Received Since October 12, 2023

17. Assembly Discussion Items

A. Seafood Market Update

OBI and Trident Seafoods recently held a webinar to discuss the current seafood market. Assembly Member Schwartz was able to attend and will provide a brief report of the information provided during the webinar.

B. Assembly Phone Numbers Posted on Borough Website

Assembly Member Marsh would like the Borough to post Assembly Member phone numbers on the Borough website but would like to discuss it with the Assembly first (at the request of Clerk Thompson, who wants to verify that all Assembly Members are on board with the Borough doing so).

C. Assembly Member Comments

D. Recognitions

18. Executive Session

The Assembly will adjourn to Executive Session to discuss with members of the Borough negotiating team the status of the negotiations for a new labor agreement between the Borough and the International Brotherhood of Electrical Workers.

19. Ratification of the International Brotherhood of Electrical Workers Collective Bargaining Agreement for November 11, 2023 through June 30, 2027

If approved, the new IBEW CBA will be effective through June 30, 2027.

20. Executive Session

The Assembly will adjourn to Executive Session, in accordance with Alaska Statute 44.62.310(c)(3), matters which by law are required to be confidential and the attorney-client privilege, to receive advice and recommendations from attorneys in regard to pending litigation (Koenigs v. Petersburg Borough, 1PE-22-00046 CI; James Kerr v. Petersburg Borough, 1JU-22-00856 CI).

21. Adjourn



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Borough Assembly Regular Meeting

Monday, October 16, 2023

6:00 PM

Assembly Chambers

1. Call To Order/Roll Call

Mayor Jensen called the meeting to order at 6:00 p.m.

PRESENT

Mayor Mark Jensen

Vice Mayor Bob Lynn

Assembly Member Thomas Fine-Walsh

Assembly Member Donna Marsh

Assembly Member Scott Newman

Assembly Member Rob Schwartz

2. Voluntary Pledge of Allegiance

The Pledge was recited.

3. Approval of Minutes

A. October 9, 2023 Assembly Meeting Minutes

The October 9, 2023 Assembly meeting minutes were unanimously approved.

Motion made by Vice Mayor Lynn, Seconded by Assembly Member Marsh.

Voting Yea: Mayor Jensen, Vice Mayor Lynn, Assembly Member Fine-Walsh,
Assembly Member Marsh, Assembly Member Newman, Assembly Member Schwartz

4. Oath of Office

Newly elected Assembly Member Stanton Gregor took the Oath of Office and joined the rest of the Assembly at the dais.

5. Amendment and Approval of Meeting Agenda

The agenda was approved as submitted.

Motion made by Assembly Member Marsh, Seconded by Vice Mayor Lynn.

Voting Yea: Mayor Jensen, Vice Mayor Lynn, Assembly Member Fine-Walsh, Assembly Member Marsh, Assembly Member Newman, Assembly Member Schwartz, Assembly Member Stanton Gregor

6. Public Hearings

A. Public Hearing for Ordinance #2023-14: An Ordinance Amending the Official Zoning Map for Service Area 1 of the Petersburg Borough to Rezone Lot GL 14, Section 33, Township 58 South, Range 79 East, Copper River Meridian, (Parcel #01-010-600) from Public Use (P-1) to Single-Family Mobile Home (SFMH)

No testimony was given.

7. Bid Awards

There were no bid awards.

8. Persons to be Heard Related to Agenda

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

No views were shared.

9. Persons to be Heard Unrelated to Agenda

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

No views were shared.

10. Boards, Commission and Committee Reports

A. Southeast Alaska PowerAgency

SEAPA CEO Robert Siedman updated the Assembly on SEAPA activities.

11. Consent Agenda

There were no consent agenda items.

12. Report of Other Officers

There were no reports.

13. Mayor's Report

A. October 16, 2023 Mayor's Report

Mayor Jensen read his report into the record.

14. Manager's Report

There was no written Manager's Report for this meeting.

15. Unfinished Business

A. Ordinance #2023-14: An Ordinance Amending the Official Zoning Map for Service Area 1 of the Petersburg Borough to Rezone Lot GL 14, Section 33, Township 58 South, Range 79 East, Copper River Meridian, (Parcel #01-010-600) from Public Use (P-1) to Single-Family Mobile Home (SFMH) - Second Reading

If approved in three readings, Ordinance #2023-14 will rezone Lot GL 14, owned by Skylark Park, LLC, from Public Use to Single-family Mobile Home. Skylark Park, LLC applied for the zoning amendment, stating the intended use for the property is to subdivide the parcel into lots for placement of stick built or manufactured homes. The Planning Commission recommends the rezone request be approved. Ordinance #2023-14 was unanimously approved in its first reading.

By unanimous roll call vote, the Assembly amended Ordinance #2023-14 to add conditions to the rezone that specify only one-family and two-family dwellings and newly constructed manufactured homes are permitted uses on Lot GL 14 and to define the term "manufactured home".

Motion made by Vice Mayor Lynn, Seconded by Assembly Member Fine-Walsh.

Voting Yea: Mayor Jensen, Vice Mayor Lynn, Assembly Member Fine-Walsh, Assembly Member Marsh, Assembly Member Newman, Assembly Member Schwartz, Assembly Member Stanton Gregor

16. New Business

A. Petersburg Borough and Alaska Mental Health Trust Possible Land Exchange

Due to a conversation Manager Giesbrecht had today with a Mental Health Trust official who stated a land exchange is highly unlikely, no vote was taken on this agenda item. Discussion took place.

17. Communications

A. Correspondence Received Since October 5, 2023

18. Assembly Discussion Items

A. Assembly Member Comments

There were no comments.

B. Recognitions

There were no recognitions.

19. Adjourn

The meeting was adjourned at 7:16 p.m.

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

Voting Yea: Mayor Jensen, Vice Mayor Lynn, Assembly Member Fine-Walsh, Assembly Member Marsh, Assembly Member Newman, Assembly Member Schwartz, Assembly Member Stanton Gregor



THE STATE of ALASKA GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community, and Economic Development ALCOHOL & MARIJUANA CONTROL OFFICE 550 West 7th Avenue, Suite 1600 Anchorage, AK 99501 Main: 907.269.0350

October 23, 2023

Petersburg Borough,

VIA Email: dthompson@petersburgak.gov; bregula@petersburgak.gov

Table with license details: License Type (Package Store), License Number (4542), Licensee (The Trees, LLC), Doing Business As (The Trees RV Park & General Store), Premises Address (Milepost 10.2 Mitkof Highway)

- Application type checkboxes: New Application, Transfer of Location Application, Transfer of Ownership Application, Transfer of Controlling Interest Application

We have received a completed application for the above listed license (see attached application documents) within your jurisdiction. This is the notice required under AS 04.11.480.

A local governing body may protest the approval of an application(s) pursuant to AS 04.11.480 by furnishing the director and the applicant with a clear and concise written statement of reasons for the protest within 60 days of receipt of this notice...

AS 04.11.491 – AS 04.11.509 provide that the board will deny a license application if the board finds that the license is prohibited under as a result of an election conducted under AS 04.11.507.

AS 04.11.420 provides that the board will not issue a license when a local governing body protests an application on the grounds that the applicant's proposed licensed premises are located in a place within the local government where a local zoning ordinance prohibits the alcohol establishment...

Sincerely,

Handwritten signature of Joan M. Wilson

Joan Wilson, Director amco.localgovernmentonly@alaska.gov



THE STATE of ALASKA GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community, and Economic Development ALCOHOL & MARIJUANA CONTROL OFFICE 550 West 7th Avenue, Suite 1600 Anchorage, AK 99501 Main: 907.269.0350

October 23, 2023

Petersburg Borough,

VIA Email: dthompson@petersburgak.gov; bregula@petersburgak.gov

Table with license details: License Type (Package Store), License Number (4542), Licensee (PAH, LLC), Doing Business As (The Trees General Store and RV Park), Premises Address (Milepost 10.2 Mitkof Highway)

- Application type checkboxes: New Application, Transfer of Location Application, Transfer of Ownership Application (checked), Transfer of Controlling Interest Application

We have received a completed application for the above listed license (see attached application documents) within your jurisdiction. This is the notice required under AS 04.11.480.

A local governing body may protest the approval of an application(s) pursuant to AS 04.11.480 by furnishing the director and the applicant with a clear and concise written statement of reasons for the protest within 60 days of receipt of this notice...

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Sincerely,

Handwritten signature of Joan M. Wilson

Joan Wilson, Director amco.localgovernmentonly@alaska.gov



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

**Department of Military and
Veterans Affairs**

Division of Homeland Security and
Emergency Management

P.O. Box 5750
JBER, AK 99505-0800
Main: 907.428.7000
Fax: 907.428.7009
ready.alaska.gov

October 17, 2023

Steve Giesbrecht, Borough Manager
Petersburg Borough
PO Box 329
Petersburg, AK 99833

RE: 2023 State Homeland Security Program, EMW-2023-SS-00037-S01
State Grant No.: 23SHSP-GY23

Mr. Giesbrecht:

We received funds from the U.S. Department of Homeland Security under the 2023 State Homeland Security Program. We are pleased to award the Petersburg Borough the amount of \$50,199.00 under this grant. Funding from this program is provided to support, build, and sustain the ability of states, territories, and urban areas to prevent, protect against, mitigate, respond to, and recover from terrorist attacks and other all-hazards events.

Please review the Program Requirements and Terms and Conditions as the new Build America, Buy America Act (BABAA) Federal Emergency Management Agency requirement has been added. More information will be provided at the Grant Kick-Off Meeting in November.

Please review the Project Budget Details for Environmental and Historic Preservation (EHP) requirements and approved project specifics. As a reminder, all procurement transactions must be conducted in a manner that provides full and open competition. To ensure this, we require a Procurement Method Report with every expense (except for local advertising, legal notices, and travel arrangements) submitted for reimbursement under this grant. Preapprovals may be required at multiple steps in the procurement process. Please see the Procurement Method Report for additional details.

A pre-signed Obligating Award Document (OAD) is attached. Please print the document, sign the OAD, and send a scanned copy to mva.grants@alaska.gov within 30 days of subrecipient receipt. Keep the hard copy for your records.

If the OAD cannot be returned within 30 days due to local jurisdiction policies, a Notice of Intent to Accept Grant Award form must be submitted. The form and instructions are available for download on our Grants website: <http://ready.alaska.gov/Grants/OurDocs>.

Mr. Giesbrecht
October 17, 2023
Page 2 of 2

If signatory points of contact have changed since the submittal of the application, please complete, and return a Signatory Authority Form with the signed OAD. The Signatory Authority Form is available for download on our Grants website. If needed, Electronic Payment enrollment forms are also available upon request.

If you have any questions, please contact the Division Project Manager for this grant, Tiffany Peltier at (907) 428-7026 or by email at mva.grants@alaska.gov.


Sincerely,



William A. Dennis
Administrative Operations Manager

Enclosure(s): Obligating Award Document
 Project Budget Details Report
 EHP Screening Form

cc: Randal Holmgren, Subrecipient Project Manager
 Jody Tow, Subrecipient Chief Financial Officer

State of Alaska Division of Homeland Security and Emergency Management Under US Department of Homeland Security Federal Emergency Management Agency Grant Programs Directorate						Page 1 of 8	
						FEDERAL AWARD DATE	
						August 24, 2023	
						FEDERAL GRANT PROGRAM	
						2023 State Homeland Security Program	
OBLIGATING AWARD DOCUMENT						FEDERAL GRANT NUMBER	
						EMW-2023-SS-00037-S01	
RECIPIENT NAME AND ADDRESS		PERFORMANCE PERIOD		AMENDMENT		CFDA: 97.067	
Petersburg Borough PO Box 329 12 S Nordic Dr. Petersburg, AK 99833		FROM:	October 1, 2023	AMENDMENT #:		AWARD AMOUNT	
		TO:	September 30, 2025	EFFECTIVE DATE:		\$50,199.00	
		STATE PROGRAM NUMBER				23SHSP-GY23	
UEI NUMBER	HREXP6H9B74			FUNDING ALLOCATION			
EIN	92-6000142		PLANNING		EXERCISE		
METHOD OF PAYMENT	Electronic		TRAINING		EQUIPMENT	\$50,199.00	
PURPOSE OF AWARD							
The attached Project Budget Details is the funding allocation. Grant program guidelines and federal, state, and local contracting and procurement compliance requirements apply.							
GRANT REQUIREMENTS AND PROGRAM TERMS AND CONDITIONS							
The acceptance of a grant from the United States government creates a legal duty on the part of the recipient to use the funds or property made available in accordance with the conditions of the grant [GAO Accounting Principles and Standards for Federal Agencies, Chapter 2, Section 16.8(c)]. See attached for continued Grant Requirements and Program Terms and Conditions.							
SPECIAL CONDITIONS (Grant funds cannot be expended until these conditions have been met. See Obligating Award for details.)							
See Attached							
AGENCY INFORMATION							
ADDRESS	Division of Homeland Security and Emergency Management PO Box 5750 JBER, AK 99505-5750				WEBSITE	http://ready.alaska.gov	
					EMAIL	mva.grants@alaska.gov	
					PHONE	(907) 428-7000	
					FAX	(907) 428-7009	
STATE PROJECT MANAGER		PHONE	FAX	EMAIL			
Tiffany Peltier		907-428-7026	(907) 428-7009	mva.grants@alaska.gov			
AGENCY APPROVAL				RECIPIENT ACCEPTANCE			
NAME AND TITLE OF APPROVING AGENCY OFFICIAL				NAME AND TITLE OF AUTHORIZED RECIPIENT OFFICIAL			
William A. Dennis, Administrative Operations Mgr.				Steve Giesbrecht, Borough Manager			
SIGNATURE OF APPROVING AGENCY OFFICIAL				SIGNATURE OF AUTHORIZED RECIPIENT OFFICIAL			
			DATE 10-17- 2023				DATE
FOR STATE USE ONLY							
Division File Number:			Date Returned				
Fund	Unit	AR Unit	Object	Activity	Function	Program	PPC
1004	2001	099180010	7001	2012	23SHSPBBG	2SHSP2023	GYSHSP

Program Requirements

- (A) Monies may not be obligated outside of the time period as stated on the grant document. An obligation occurs when funds are encumbered, as with a purchase order and/or commitment of salaries and benefits. All obligated and encumbered funds must be liquidated within 45 days of the end of the performance period (unless otherwise specified in the Program Terms and Conditions) when the *Final Performance Progress Reports* are due.
- (B) The signature of the signatory officials on this award certifies that all financial expenditures, including all supporting documentation submitted for reimbursement, have been incurred by the jurisdiction, and are eligible and allowable expenditures consistent with the grant guidelines for this project. The jurisdiction shall follow the financial management requirements imposed on them by the Division of Homeland Security and Emergency Management (DHS&EM).
- (C) The signature of the signatory officials on this award attests to the jurisdiction's understanding, acceptance, and compliance with Acknowledgment of Federal Funding; Lobbying; Debarment, Suspension, EHP, BABAA, and other responsibility matters; Drug-free Workplace; Conflict of Interest, and Non-Supplanting certifications. Federal funds will not be used to supplant state or local funds. Federal funds may be used to supplement existing funds to augment program activities and not replace those funds that have been appropriated in the budget for the same purpose. Potential supplanting may be the subject of application and pre-award, post-award monitoring, and audit. Any cost allocable to a particular Federal award or cost objectives under the principles provided in 2 CFR Part 200, subpart E, may not be charged to other Federal awards to overcome fund deficiencies.
- (D) The jurisdiction shall ensure the accounting system used allows for separation of fund sources. These grant funds cannot be commingled with funds from other federal, state or local agencies, and each award is accounted for separately.
- (E) The jurisdiction shall comply with the requirements under 2 CFR 25.110, to maintain and keep jurisdiction information current within the System of Award Management (SAM). Also, the jurisdiction has the requirement to be non-delinquent to the Federal government as required in OMB Circular A-129. Examples of relevant debt include delinquent payroll and other taxes, audit disallowances, and benefit overpayments.
- (F) The jurisdiction shall comply with Federal Laws and Regulations: *Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, Section 504 of the Rehabilitation Act of 1973, Title IX of the Education Amendments of 1972, Age Discrimination Act of 1975, Americans with Disabilities Act of 1990. Per Executive Order 13166*, the jurisdiction will take reasonable steps to ensure Limited English Proficient (LEP) persons have meaningful access to its programs and activities. The jurisdiction is required to comply with any applicable provisions of the Buy American Act (41 U.S.C. Sections 8301 – 8305). *Executive Order 13347 Individuals with Disabilities in Emergency Preparedness* requires government to support safety and security for individuals with disabilities in situations involving disasters, including earthquakes, tornadoes, fires, floods, hurricanes, and acts of terrorism. *Executive Order 13224* prohibits transactions with and support to organizations associated with terrorism. Energy Policy and Conservation Act, National Environmental Policy Act (NEPA) of 1969 and the Coastal Wetlands Planning, Protection, and Restoration Act of 1990 (as applicable.) The USA PATRIOT Act of 2001, Trafficking Victims Protection Act of 2000, Hotel and Motel Fire Safety Act of 1990, and the Fly America Act of 1974. Subrecipients who collect Personally Identifiable Information (PII) are required to have a publicly available privacy policy that describes what PII they collect, how they use the PII, whether they share PII with third parties, and how individuals may have their PII corrected where appropriate. All recipients must comply with statutory requirement for whistleblower protections (if applicable) at 10 U.S.C 2409, 41 U.S.C 4712, and 10 U.S.C 2324, 41 U.S.S 4304 and 4310. All recipients must comply with the equal treatment policies and requirements contained in 6 C.F.R Part 19 and other applicable statues, regulations, and guidance governing the participants of faith-based organizations in individual DHS programs.
- (G) The jurisdiction certifies that it has an *Affirmative Action Plan/Equal Employment Opportunity Plan*. An EEOP is not required for subrecipients under \$25,000.00 or fewer than 50 employees.
- (H) The jurisdiction certifies that its employees are eligible to work in the U.S. as verified by Form I-9, Immigration & Naturalization Service Employment Eligibility.
- (I) It is the responsibility of the jurisdiction as the subrecipient of these federal funds to fully understand and comply with the requirements of:
1. Administrative requirements
2 CFR Part 200 *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*
<https://ecfr.io/Title-2/Part-200>
 2. Cost Principles
2 CFR Part 200 Subpart E Cost Principles
[Title 2 Part 200 Subpart E - Code of Federal Regulations \(ecfr.io\)](https://ecfr.io/Title-2/Part-200/Subpart-E)
 3. Audit Requirements
2CFR Part 200 Subpart F Audit Requirements
[Title 2 Part 200 Subpart F - Code of Federal Regulations \(ecfr.io\)](https://ecfr.io/Title-2/Part-200/Subpart-F)
 - a. **Federal:** The applicant agrees that, as a condition of receiving any federal financial assistance, a Single audit of those federal funds will be performed, if required by law, and further agrees it will comply with all applicable audit requirements.

- b. State: If the applicant is an entity that received state financial assistance the applicant shall submit to the State Coordinating Agency, within one year after the end of the audit period, an annual audit report covering the audit period as required by 2 AAC 45.010.
- c. Subrecipients identified as "non-compliant" by the Alaska Dept. of Administration, Division of Finance, Single Audit Coordinator shall be subject to the following grant payment restrictions:
- 1) The Division of Homeland Security & Emergency Management (DHS&EM) will not process grant payments of any nature directly to the subrecipient.
 - 2) Subrecipients will be required to fully comply with the Single Audit requirements as specified by the Alaska Dept. of Administration, Division of Finance, Single Audit Coordinator.
 - 3) Subrecipients will provide compliance evidence to DHS&EM from the State Audit Coordinator before any payment will be processed.
 - 4) DHS&EM may process on-behalf-of (OBO) payments to vendors for costs directly associated to the scope of work on approved awards.
 - 5) Performance periods will not be extended due to a subrecipient's failure to comply with Single Audit requirement.
 - 6) Payments made in error to subrecipients that are "non-compliant" must be repaid to the State of Alaska within 90 days of receipt of notice from DHS&EM.
4. Procurement and Contracts. Contracts must be of a reasonable cost, generally be competitively bid, and must comply with Federal, State, and local procurement standards. Detailed requirements for eligible procurement methods and contract types can be found in 2 CFR Part 200 Subpart D. The applicant agrees to review and follow procurement and contract requirements necessary for compliance with the grant program. Further, the applicant understands that failure to comply with these requirements may result of loss of funding for the entire project.
- a. Debarred/Suspended Vendors. As required by Executive Orders 12549 and 12689, Debarment and Suspension, and implemented at 2 CFR Part 180, the applicant certifies that it and its principals:
- 1) Are not presently debarred, suspended, proposed for debarment, declared ineligible, sentenced to a denial of Federal benefits by a State or Federal court, or voluntarily excluded from covered transactions by any Federal department or agency
 - 2) Have not within a three-year period preceding this award been convicted of a or had a civilian judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or perform a public (Federal, State, or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
 - 3) Are not presently indicted for otherwise criminally or civilly charged by a governmental entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (2) of this certification; and
 - 4) Have not within a three-year period preceding this application had one or more public transactions (Federal, State, or local) terminated for cause of default. Where the applicant is unable to certify to any of the statements in this certification, he or she shall attach an explanation to this application.
 - 5) Domestic Preferences for Procurement. As appropriate and to the greatest extent consistent with law, state and non-state entities should, to the greatest extent practicable under its FEMA award, provide a preference for the purchase of goods, products or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products). The requirements of this section must be included in all subawards including all contracts and purchase orders for work or products under this award. 2 C.F.R. § 200.322 also provides specific definitions for "Produced in the United States" and "manufactured products" that states should review.
5. Conflict of Interest
2 CFR Part 200.112 – the jurisdiction must disclose in writing to DHS&EM any potential conflict of interest per the applicable Federal awarding agency policy in the award's performance period.
6. False Claims Act, Program Fraud Civil Remedies, and Mandatory Disclosures
A. 31 U.S.C. §3729, no recipient of federal payments shall submit a false claim for payment.
B. 38 U.S.C. §3801-3812, details the administrative remedies for false claims and statements made.
C. 2 CFR Part 200.113 – the jurisdiction must disclose, in a timely manner and in writing to DHS&EM, all violations of Federal criminal law involving fraud, bribery, or gratuity potentially affecting the award.
7. Technology Requirements
28 FR Part 23, Criminal Intelligence System Operating Policies
8. Research and Development (R&D) Requirements
Grants awarded to DHS&EM are not R&D
9. Duplication of Benefits
2 CFR Part 200, Subpart E, Cost Principles
10. Robert T. Stafford Disaster Relief and Emergency Assistance Act, Public Law 93-288, as amended, 42 U.S.C. §5121-5206, and Related Authorities, where applicable.

11. Reducing Text Messaging while Driving.

All recipients are encouraged to adopt and enforce policies that ban text messaging while driving as described in E.O. 13513, including conducting initiatives described in Section 3(a) of the Order when on official government business or when performing any work for or on behalf of the federal government.

12. Reporting of Matters Related to Recipient Integrity and Performance

If the total value recipient's currently active grants, cooperative agreements, and procurement contracts from all federal assistance offices exceeds \$10,000,000 for any period of time during the period of performance of this federal financial assistance award, you must comply with the requirements set forth in the government-wide Award Term and Condition for Recipient Integrity and Performance Matters located at 2 C.F.R Part 200, Appendix XII.

13. Reporting Subawards and Executive Compensation

All recipients are required to comply with the requirements set forth in the government-wide Award Term on Reporting Subawards and Executive Compensation located at 2 C.F.R Part 170, Appendix A.

14. SAFECOM

All recipients receiving federal financial assistance awards made under programs that provide emergency communication equipment and its related activities must comply with the SAFECOM Guidance for Emergency Communication Grants, including provisions on technical standards that ensure and enhance interoperable communications.

15. All recipients must comply with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 C.F.R. Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition.

SHSP Program Terms and Conditions

The total allocation of the 2023 State Homeland Security Program awarded to the Division of Homeland Security and Emergency Management (DHS&EM) is \$4,847,500.00, under *Federal Grant EMW-2023-SS-00037-S01, CFDA# 97.067*. The Petersburg Borough has been awarded \$50,199.00 which shall be used to support activities essential to the ability of states, territories, and urban areas to prevent, protect against, mitigate, respond to, and recover from terrorist attacks and other all-hazards events. The instructions, guidance, limitations, and other conditions set forth in the Notice of Funding Opportunity (NOFO) for this program are incorporated here by reference in the award terms and conditions. All recipients must comply with any such requirements set forth in the program NOFO and State program guidance. The performance period of this grant award is October 1, 2023 through September 30, 2025. Project conditions must be completed by this date. The Petersburg Borough cannot sub-grant all or any part of this award to any other entity or organization. All awards require confirmation within the first reporting quarter that activities toward projects will be made, or DHS&EM may execute de-obligation of the funds.

(A) Changes to Award: All change requests must be submitted in writing, or electronically to the DHS&EM Project Manager, accompanied by a justification narrative and budget/spending plan, for review and approval. Changes must be consistent with the scope of the project and grant guidelines. Requests for changes will be considered only if the reporting requirements are current, and if terms and conditions have been met at the time of the request. Changes in the programmatic activities, or purpose of the project, changes in key persons specified on the grant award, contractual services for activities central to the purposes of the award, requests for additional funding, change in project site, or release of special conditions may result in an amendment to this award. No transfers of funds between budget categories will be authorized, only de-obligation of funds, except on a case-by-case basis.

(B) Reporting Requirements: The Petersburg Borough shall submit timely quarterly *Performance Progress Reports* and *Financial Progress Reports* to the Project Manager at DHS&EM. Instructions and blank forms are located electronically at <https://www.ready.alaska.gov/Grants>, and may be reproduced. Jurisdictions must check the web site quarterly for the most current forms. Use of outdated forms will not be accepted. Quarterly reports are due:

Number of Scheduled Report Due	Jurisdiction Performance Period	Performance Progress and Financial Progress Report Due Dates
1	10/1/2023 - 12/31/2023	01/20/2024
2	1/1/2024 - 3/31/2024	04/20/2024
3	4/1/2024 - 6/30/2024	07/20/2024
4	7/1/2024 - 9/30/2024	10/20/2024
5	10/1/2024 - 12/31/2024	01/20/2025
6	1/1/2025 - 3/31/2025	04/20/2025
7	4/1/2025 - 6/30/2025	07/20/2025
8	7/1/2025 - 9/30/2025	10/20/2025
9	Final Report	11/15/2025

Invoices with progress reports will be submitted to DHS&EM by the due date as specified in the above schedule. Should the grant period be extended for any reason, a modified report schedule will accompany the award amendment.

The *Performance Progress Report* (PPR) contains an AK-PPR-A cover page form and an AK-PPR-B Program Indicators form. Both forms must be completed and submitted by the report due date. Requests for grant extensions, budget adjustments, project realignments, and significant problems or delays are reported on the AK-PPR-A. An AK-PPR-A must be submitted even if no additional information is required. The AK-PPR-B shall describe the progress and percent completed of projects and detail any related expenditures submitted on the *Financial Progress Report*. The *Financial Progress Reports* shall describe the status of the funds, show encumbrances, and receipts of program income, cash or in-kind contributions to the project, whether or not a local match is required. A final PPR is a summary report, showing project completion, evaluating project activities and measuring performance against project goals for the entire performance period, and is required in addition to the last quarterly PPR. An *After-Action Report/Improvement Plan* (AAR/IP) is required within 30 days of the conduct of an exercise.

(C) Signatory Requirements: The primary Signatory Official, Project Manager and Financial Officer as listed on the *Signatory Authority Form* must sign the original obligating award document and any amendments. Delegates may sign quarterly and final reports, however, the signatures of the Project Manager, Signatory Official and the Financial Officer must be three different signatures.

(D) Reimbursements: Submit on the *Financial Progress Report* form. Reimbursement shall be based upon authorized and allowable expenditures consistent with project narrative and budget detail and grant guidelines, and submission of timely quarterly *Performance Progress* and *Financial Progress Reports*. Payments may be withheld pending correction of deficiencies or for use of outdated forms. Reimbursement of expenditures may be requested at any time within the performance period. Expenditures must be supported with source documentation (e.g., copies of invoices, receipts, timesheets with name/wage/hours, cost allocation, warrants, etc.), method of solicitation must be documented with a *Procurement Method Report*, and documentation of payment must be included. Reimbursable expenses include:

- **Personnel Costs:** Payroll reports signed and certified by the Chief Financial Officer that capture the employee's name, position, coded allocation to the project, and amount paid are acceptable. Staff may not self-certify their own time and wages. The Petersburg Borough shall retain all supporting payroll records, including time and attendance records signed by the employee and supervisor and copies of warrants as

per the recordkeeping requirements in Section O. Limited to 50 percent for employees assigned to program management functions, not operational duties. The limit does not apply to contractors.

- **Contracts:** All sole-source procurements, single vendor responses to a competitive bid, and service contracts of any value require DHS&EM pre-approval prior to implementation. Final signed copies of all contracts are required for submission to DHS&EM with the request for reimbursement. Please review the Procurement Method Report for specific requirements.
- **Program Income and Local Match:** Program income may be used to supplement project costs, reduce project costs, or may be refunded to the federal government, and must be used for allowable program costs and be expended prior to requests for reimbursement. Local matching funds must clearly support the source, the amount, and the timing of all matching contributions.
- **Equipment:** Allowable equipment categories are listed on the web-based Authorized Equipment List (AEL) on the Responder Knowledge Base (RKB). Documentation is required per instructions attached to DHS&EM quarterly reports.
- **Travel:** Travel must be listed in the approved budget.
- **Training:** Requires DHS&EM pre-approval prior to registering or participating in training opportunities.
- **Exercise:** Requires submission of an AAR/IP within 30 days after the conduct of the exercise.
- **Food and Beverages:** All food and/or beverage expenses require pre-approval by DHS&EM and are only allowable costs if related to a grant-funded sheltering exercise, such as a Mass Care Shelter Exercise where food is prepared as part of the exercise objectives in evaluating food preparation capabilities.

(E) **Non-reimbursable Expenses:**

- Reimbursable training and related travel costs, not pre-approved by DHS&EM
- Construction and renovation
- Indirect costs
- Management and Administration (M&A) costs to manage sub-contracts
- Supplanting
- Maintenance and/or wear and tear costs of general use vehicles (e.g., construction vehicles), medical supplies, and emergency response apparatus (e.g., fire trucks, ambulances) Maintenance and/or wear and tear costs of general use vehicles and emergency response apparatus during exercises.
- Equipment purchased for an exercise cannot be used for permanent installation and/or beyond the scope of the conclusion of the exercise.
- Hiring of sworn public safety officers to fill traditional public safety duties or to supplant traditional public safety positions and responsibilities
- Weapons, weapons accessories, ammunition
- Entertainment and sporting events
- Personal items such as laundry, personal hygiene items, magazines, in-room movies, personal travel
- Travel insurance, visa, and passport charges
- Lodging costs in excess of federal per diem, as appropriate
- Lodging fees associated with violation of the lodging facility's policies, such as smoking in a non-smoking room
- Lunch when travel is wholly within a single day
- Stand-alone working meals
- Bar charges, alcoholic beverages
- Tips
- Finance, late fees, or interest charges
- Lobbying, political contributions, legislative liaison activities
- Organized fundraising, including salaries of persons while engaged in these activities
- Land acquisition
- Organizational Costs
- Expenditures not supported with appropriate documentation when submitted for reimbursement. Only properly documented expenditures will be processed for payment. Unsupported expenditures will be returned to the jurisdiction for resubmission.

(F) **Property and Equipment Management:** The Petersburg Borough shall maintain an effective property management system; safeguards to prevent loss, damage or theft; maintenance procedures to keep equipment in good condition; and disposition procedures. A *Property Inventory Report* must be submitted to DHS&EM annually each **June 20** with the *Financial Progress Report*, and continued submission is required annually until final disposition of the equipment. No equipment purchased with these grant funds may be assigned to other entities or organizations without written approval from DHS&EM, prior to the jurisdiction's encumbrance or expenditure for that equipment. Management of property and equipment shall be in accordance with state laws and procedures as outlined, and 2 CFR Subpart D (200.210-200.316). For items over \$5,000.00, a Single Equipment Reporting Form must be submitted at the time of reimbursement at the time of reimbursement request

(G) **Build America, Buy America Act (BABAA):** The Petersburg Borough must comply with the Build America, Buy America Act (BABAA), which was enacted as part of the Infrastructure Investment and Jobs Act §§ 70901-70927, Pub. L. No. 117-58 (2021); and EO 14005, Ensuring the Future is Made in All of America by All of America's Workers. See OMB Memorandum M-22-11, Initial Implementation Guidance on Application of Buy America Preference in Federal Financial Assistance Programs for Infrastructure.

None of the funds provided under this program may be used for a project for infrastructure unless the iron and steel, manufactured products, and construction materials used in that infrastructure are produced in the United States.

The Buy America preference only applies to articles, materials, and supplies that are consumed in, incorporated into, or affixed to an infrastructure project. As such, it does not apply to tools, equipment, and supplies, such as temporary scaffolding, brought to the construction site and removed at or before the completion of the infrastructure project. Nor does a Buy America preference apply to equipment and furnishings, such as movable chairs, desks, and portable computer equipment, that are used at or within the finished infrastructure project but are not an integral part of the structure or permanently affixed to the infrastructure project.

(H) **Procurement:** A *Procurement Method Report* documenting method of solicitation is required for reimbursement for every procurement (with the exception of local advertising, legal notices and travel arrangements). Contractors that develop or draft specifications, requirements, *Statements of Work* (SOW), and/or *Requests for Proposals* (RFP) for a proposed procurement shall be excluded from bidding or submitting a proposal to compete for the award of such procurement. Local bidder's preference is not allowed for federally funded procurements. Procurement transactions shall be conducted to provide maximum open and free competition. Pre-approvals may be required at multiple steps in the procurement process. Please see the Procurement Method Report for additional details.

- (I) **Contracts:** Any contract entered into during this grant period shall comply with local, state and federal government contracting regulations. To the extent that subrecipients of a grant use contractors, subrecipients shall use small, minority, women-owned or disadvantaged business concerns and contractors to the extent practicable. Contracts for professional and consultant services must include local, state and federal government required contract language, a project budget, and require pre-approval by DHS&EM prior to implementation. Contract deliverables must meet the intent of the grant application and grant requirements. Justification is required for compensation for individual consultant services, which must be reasonable and consistent with the amount paid for similar services in the market place. Detailed invoices and time and effort reports are required for consultants. A *Procurement Method Report* documenting method of solicitation is required for reimbursement for every procurement.
- (J) **Use of DHS Seal, Logo, and Flags:** All subrecipients must obtain DHS&EM approval before using the DHS seal(s), logos, crests, or reproductions of flags or likenesses of DHS agency officials, including use of the United States Coast Guard seal, logo, crests or reproductions of flags or likenesses of Coast Guard officials.
- (K) **Publications and Copyright:** All recipients must affix the applicable copyright notices of 17 U.S.C. § 401 or 402 and an acknowledgment of Government sponsorship (including award number) to any work first produced under Federal financial assistance awards unless the work includes any information that is otherwise controlled by the Government (e.g., classified information or other information subject to national security or export control laws or regulations). Publications created with funding under this grant should prominently contain the following statement: *This document was prepared under a grant from the Federal Emergency Management Agency (FEMA)'s Grant Programs Directorate, U.S. Department of Homeland Security and the Alaska Division of Homeland Security and Emergency Management. Points of view or opinions expressed in this document are those of the authors and do not necessarily represent the official position or policies of FEMA's Grant Programs Directorate, the U.S. Department of Homeland Security, or the State of Alaska.*
- (L) **Acknowledgement of Federal Funding:** All subrecipients must acknowledge their use of federal funding when issuing statements, press releases, requests for proposals, bid invitations, and other documents describing projects or programs funded in whole or in part with Federal funds.
- (M) **Federal Debt Status:** All subrecipients are required to be non-delinquent in their repayment of any Federal debt. Examples of relevant debt include delinquent payroll and other taxes, audit disallowances, and benefit overpayments. See OMB Circular A-129 and form SF-424, item number 17, for additional information and guidance.
- (N) **False Claims Act and Program Fraud Civil Remedies:** All subrecipients must comply with the requirements of 31 U.S.C. § 3729, which set forth that no subrecipient of federal payments shall submit a false claim for payment. See also 38 U.S.C. § 3801-3812, which details the administrative remedies for false claims and statements made.
- (O) **Recordkeeping Requirements:** Grant financial and administrative records shall be maintained for a period of three (3) years following the date of the closure of the grant award or audit if required. Time, effort, personnel, and payroll records must be maintained for all individuals reimbursed under the award. Property and equipment records shall be maintained for a period of three (3) years following the final disposition, replacement, or transfer of the property and equipment.
- (P) **Performance Measures:** Quarterly Progress Reports shall demonstrate performance and progress relative to:
1. Acceptable performance on applicable critical tasks in Exercises using approved scenarios
 2. Progress in achieving project timelines and milestones identified in the Quarterly Activities Plan
 3. Percent measurable progress toward completion of the project
 4. How funds have been expended during the reporting period, and explain expenditures related to the project
- (Q) **Subrecipient Monitoring Policy:** Periodic monitoring is required to ensure that program goals, objectives, timelines, budgets and other related program criteria are being met. DHS&EM reserves the right to periodically monitor, review and conduct analysis of the Petersburg Borough's financial, programmatic and administrative policies and procedures such as, accounting for receipts and expenditures, cash management, maintaining adequate financial records, means of allocating and tracking costs, contracting and procurement policies and records, payroll records and means of allocating staff costs, property/equipment management system(s), progress of project activities, etc. This may include desk and field audits. Technical assistance is available from DHS&EM staff. The Monitoring Policy is available in the Grants Management Handbook.
- (R) **Penalty for Non-Compliance:** For the reasons listed below, special conditions may be imposed, reimbursements may be partially or wholly withheld, the award may be wholly or partly suspended or terminated, or future awards, reimbursements and award modifications may be withheld. DHS&EM may institute the following, but is not limited to, withholding authority to proceed to the next phase of a project, requiring additional or more detailed financial reports, additional project monitoring, and/or establish additional prior approvals. DHS&EM shall notify the Petersburg Borough of its decision in writing stating the nature and the reason for imposing the conditions/restrictions, the corrective action required and timeline to remove them, and the method of requesting reconsideration of the imposed conditions/restrictions. The Petersburg Borough must respond within five (5) days of receipt of notification:
1. Unwillingness or inability to attain project goals
 2. Unwillingness or inability to adhere to Special Conditions or Grant Assurances.
 3. Failure or inability to adhere to grant guidelines and federal compliance requirements
 4. Improper procedures regarding contracts and procurements
 5. Inability to submit reliable and/or timely reports
 6. Management systems which do not meet federal required management standards
- (S) **Termination for Cause:** If performance is not occurring as agreed, the award may be reduced or terminated without compensation for reduction or termination costs. DHS&EM will provide five (5) days notice to the Petersburg Borough stating the reasons for the action, steps taken to correct the problems, and the commencement date of the reduction or termination. DHS&EM will reimburse the Petersburg Borough only for acceptable work or deliverables, necessary and allowable costs incurred through the date of reduction or termination. Final payment may be withheld at the discretion of DHS&EM until completion of a final DHS&EM review. Any equipment purchased under a terminated grant may revert to DHS&EM at the option of DHS&EM.
- (T) **Termination for Convenience:** Any project may be terminated upon convenience, in whole or in part, for the convenience of the Government. The U.S. Department of Commerce and the DHS&EM, by written notice, may terminate this grant, in whole or in part, when it is in the Government's interest. Allowable costs obligated and/or incurred through the date of termination shall be reimbursed. Any equipment purchased under a terminated grant may revert to DHS&EM at the option of DHS&EM.

(U) **Project Implementation:** Due to the competitiveness of the 2023 State Homeland Security Program, approved projects must be ready-to-go. Project implementation shall begin within the first reporting quarter.

- 1. If a project cannot be operational within the first reporting quarter of the approved award date, the subrecipient should notify DHS&EM of the implementation delay and expected starting date. At the discretion of DHS&EM, the grant award is subject to cancellation, and funds may be de-obligated and reallocated to other projects if project implementation is unjustifiably delayed.

(V) The Petersburg Borough shall comply with the requirements and restrictions of the Federal Fiscal Year (FFY) 2023 State Homeland Security Program (HSGP) Program Guidance, State Overview and Guidelines, State Preparedness Report, and the State Homeland Security Strategy. By signing this obligating award document, the Petersburg Borough certifies it has read, understood, and accepted these documents as binding.

(W) No funds will be reimbursed until Petersburg Borough fiscal and programmatic representatives attend a 2023 Grant Kick-Off Meeting to be held electronically in November 2023.

(X) The Petersburg Borough must complete a Quarterly Activities Plan by January 20, 2024. Information on this requirement will be emailed and provided at the 2023 Grant Kick-Off meeting.

(Y) The Petersburg Borough must attend the state's Multi-Year Integrated Preparedness Planning Workshop (IPPW), to be held in conjunction with the 2024 Preparedness Conference, and develop a local jurisdiction Multi-Year Integrated Preparedness Plan (IPP) to be submitted to DHS&EM by March 1, 2024.

(Z) The Petersburg Borough must complete/update the Alaska Assessment annually by September 30.

(AA) The signature of the signatory officials on this award attests to the Petersburg Borough's understanding and acceptance of the National Incident Management System (NIMS) compliance requirements. For FFY 2023, the Alaska Assessment will be required to report NIMS compliance for future preparedness award eligibility.

(BB) The Petersburg Borough must complete the Nationwide Cybersecurity Review (NCSR) by December 31, 2023. More information on this online self-assessment will be provided at the 2023 Kick-Off Meeting and can be found in the 2023 HSGP NOFO: [Fiscal Year 2023 Homeland Security Grant Program Notice of Funding Opportunity \(alaska.gov\)](https://alaska.gov).

(CC) The Petersburg Borough must complete the quarterly THIRA/SPR surveys.

Special Conditions

(A) The Petersburg Borough shall not undertake any project having the potential to impact Environmental or Historic Preservation (EHP) resources without the prior approval of FEMA, including but not limited to communications towers, physical security enhancements, new construction, and modifications to buildings, structures, and objects that are 50 years old or greater. The Petersburg Borough must comply with all conditions placed on the project as the result of the EHP review. Any change to the approved project scope of work will require re-evaluation for compliance with these EHP requirements. If ground-disturbing activities occur during project implementation, the Petersburg Borough must ensure monitoring of ground disturbance, and if any potential archeological resources are discovered, the Petersburg Borough will immediately cease construction in that area and notify FEMA and the appropriate State Historic Preservation Office. Any construction activities that have been initiated without the necessary EHP review and approval will result in a non-compliance finding and will not be eligible for FEMA funding. The Petersburg Borough must submit an Environmental Historic Preservation (EHP) Statement of Work Request for the following project(s):

1. PSG School District Radio Communications

We certify we have read, understood, and accept the Grant Terms and Conditions, the Grant Requirements, and Assurances and Agreements, and Special Conditions in accordance with this Award.

Project Manager's Signature

Chief Financial Officer's Signature

Signatory Official's Signature



Project Budget Details 2023 State Homeland Security Program Petersburg Borough Reported Revision 0

PBD #	Expense Category	Solution Area	Discipline	Budgeted Cost	PBD Amount Spent	PBD Balance
1	Equipment	Interop. Commun	Emergency Management	State: \$0.00	\$0.00	\$0.00
<input checked="" type="checkbox"/> EHP		<input type="checkbox"/> Canceled		Federal: \$50,199.00	\$0.00	\$50,199.00

Item: PSG School District Radio Communications

Description: Purchase, program, and installation of a P-25-compliant radio communications system, including a repeater, antenna, base stations, and portable hand-held radios at the Petersburg School District complex.

Investment: Soft Targets

	Adjusted Grant Total	Total PBD Allocations	Total Expenses	Summary Balance
State:	\$0.00	\$0.00	\$0.00	\$0.00
Federal:	\$50,199.00	\$50,199.00	\$0.00	\$50,199.00
Grand Total:	\$50,199.00	\$50,199.00	\$0.00	\$50,199.00



Petersburg Medical Center

Borough Assembly Report – November 2023 – Phil Hofstetter, CEO

FY24-28 Strategic Plan Goals, Priorities, and Benchmarks

Workforce Wellness:

- The annual department managers retreat was held on October 25. This day-long retreat focused on revisiting the strategic plan and brainstorming sessions.
- Welcome new board member Mika Hasbrouck. This will be Mika’s first term on the hospital board. Board president Jerod Cook and board secretary Marlene Cushing were re-elected.
- The first CEO Office Hours open door availability to staff was held on 10/19/2023. This will be dedicated hours for open door to all staff on a monthly basis.
- Medical and nursing staff went to critical care training in Anchorage for a higher level certification.



Community Engagement:

- [PMC third quarter newsletter](#)
- October 5: PMC reports out at Borough Assembly Meeting
- October 9: KFSK Radio PMC Live
- October 19: PMC reports out at PIA Council Meeting.
- Townhall meeting open house is anticipated to be in November to discuss the design of the WERC building and latest developments with the facility.

Facility:

- PMC received official approval from the State Governors Office of the \$20M Department of Treasury Award that will fund the WERC building. This building is the first phase of the replacement hospital buildings. PMC still needs an estimated \$37M for the core and shell of the main hospital building for phase 2 funding and \$31M for phase 3 to complete the funding stack interior fit-out, direct and soft costs for “turn key” facility.
- The final repair to the considerable water damage with mold on the floor and walls in the PMC long term care solarium is completed, and the area is now reopened.
- 35% of the design on the Wellness, education, resource center (WERC) as part of the new facility is submitted for approval. Final design should be expected by the Architects & Engineers at the end of the month to put forward to the steering committee for approval.
- Updates: Project updates are available on the PMC website under the “[New Facility & Planning](#)” tab.



Guiding Values: Integrity - Dignity - Professionalism - Team Work - Quality

Financial Wellness:

- FY23 Audit is currently in process and the audit firm expects to complete this process in October.
- FY24 capital budget continues to be reviewed and will have a more concise list for approval.
- PMC received information that the State denied the specific Exceptional Relief Request; however, they have allowed PMC to rebase with increased allowable costs for FY24 data.
- Financial performance is improving very slowly and will be reported out accordingly.

Patient-Centered Care:

- PMC's Long Term Care was awarded a Gold Pan award for Excellence in Nursing Home care during the recent Alaska Hospital and Healthcare Association conference. Jennifer Bryner and Phil Hofstetter accepted the award on behalf of the PMC team.
- PMC participated in a tabletop LTC evacuation drill on 10/17/2023 as part of the request from the LTC resident council following the smoke impact to LTC during fire at the Catholic Church earlier this summer.
- PMC participated in the statewide earthquake drill called the Great Alaskan Shakeout on October 19. As part of the drill, PMC staff practiced the "Drop, Cover, and Hold" part of earthquake procedures as well as running through our communication plan.



Human Resources Report
Becky Regula – HR/Deputy Clerk

Progress Report - APEI Review

- The first all-department Borough Safety Committee meeting was held on October 24, 2023. Each department has posted the list of committee members and their contact information. All employees are encouraged to contact any member with concerns and/or ideas.
- Safety Committee meetings will be held on the third Tuesday of each month. A member of the Safety Committee will provide a monthly report to the Assembly beginning in December.
- ADA training is in progress for all department heads.
- A formal orientation program for new employees has been established as part of the new hire process with Human Resources.
- The orientation program for new Supervisors and Department heads is in place.
- The Crisis Response contact has been set up through APEI.
- The library is now requiring background checks for all volunteers.

**Mayor's Report
For
November 6, 2023 Assembly Meeting**

- 1. Seeking Letters of Interest:** The Petersburg Borough is accepting letters of interest from citizens who wish to serve the community as a Board Member to the Southeast Alaska Power Agency (SEAPA) for calendar year 2024. Petersburg has 2 voting seats on the SEAPA Board for calendar year 2024. The Assembly will appoint two voting members and two alternates to the SEAPA board.

Letters of interest should be submitted to Clerk Thompson at the Borough offices located at 12 S. Nordic Drive; by sending to PO Box 329, Petersburg, AK 99833; or by emailing to dthompson@petersburgak.gov. The deadline for letters of interest is Monday, November 13, 2023. The Assembly will make appointments at their November 20, 2023 meeting.



Borough Manager's Report
Assembly Meeting 06 November 2023

- ❖ Water Staff recently completed work with Nomad Diving to clean the interior of the 2-million-gallon water storage tank.
- ❖ Karl is working on the land procurement process, loan increase and process to hire a company to complete controls for the Pump Station 4 project. Planning and Zoning will consider three issues related to the project at their November meeting.
- ❖ Thanks to public works for recent efforts to correct a settled sewer service in the highway right of way out at the Rock N Road shop site.
- ❖ Our PMPL mechanic recently spent valuable time at the Crystal Lake Dam to winterize the facility, and ready the pump back system for use after the penstock is filled.
- ❖ The Blind Slough Hydro project continues to march toward completion. The powerhouse equipment is installed, and the electrician is working to run wire and make all connections needed. The contractor has completed the penstock installation and completed all thrust block concrete pours. The powerhouse bypass system is being completed this week. A major effort to flush and pressure test the penstock will occur soon. Commissioning processes are scheduled to start on November 9th. All parties are working to have the facilities startup and commissioning completed and the facility online by December 13th.
- ❖ With the Blind Slough Hydro project getting closer to completion, and WW starting the PS4 project, project budgets will need to be adjusted. Both capital project funds will need budget changes. The Utility Director is sorting out the increases needed and will work with the Finance Director to include them in the next supplemental budget ordinance. Both projects are waiting for major funding processes to complete, with the DOE grant still undetermined for Blind Slough and an ADEC loan increase application still in development for the Pump Station 4 project, so large transfers from department reserves will be needed.
- ❖ There is a new art installation in the garden in front of the library. Roughly one hundred salmon-shaped pieces of colorfully painted plywood now hang from a wave inspired rebar structure. Joseph Quitslund created the rebar structure, the high school CAD class cut the salmon and this summer Pia Reilly and Kari Petersen helped community members paint fish. The project was funded by the Alaska Community Foundation's Healthy Communities Grant. Thank you to everyone that participated in helping create this beautiful public art piece celebrating the important role salmon plays in all aspects of our community.
- ❖ Dept. of Environmental Conservation conducted a pool inspection, first in 4 years. Parks and Rec passed with not a single issue! Way to go P&R staff!
- ❖ With VSC hosting November Rain on Nov. 10th – 12th, please anticipate pool closures, this will be posted around the facility, Facebook, and website.

- ❖ Construction for the sewer line project at Community Gym has finished! Still working on some plumbing fixture issues, so please continue to be patient, but otherwise back to normal!
- ❖ Petersburg and Wrangell Parks and Recreation will be hosting our All-Stars Basketball tournaments again this year. More to come for all the Youth Basketball 4th – 6th grade families as we get closer.
- ❖ We are still working with Hughes to fix some of the minor issues that have cropped up on the new fire engine. We are hoping that everything is resolved by December and E2 can finally be ready for service. Engine 5 has been drained and is starting to be decommissioned. The City of Hyder has recently recommissioned its fire department and is interested in obtaining E5.
- ❖ Josh and Aaron are working on a proposal to start paying volunteers in the next fiscal year for EMS response. We are seeing increases in response times due to the lack of volunteers. We may also look at some grant funding that may pay for another full time EMS employee.
- ❖ There are 5 volunteers in the ETT class, and four ETT's signed up to take out future EMT bridge course in January. We also have Capitol City Fire and Rescue's EMSO Officer Andrew Pantiskas coming to Petersburg to teach an EMT-2 course to our EMT-1's. This will allow them to provide higher levels of care if needed, and we cannot thank CCFR enough for working with us. No JFF due to lack of interest.
- ❖ William Bergmann, who joined the PVFD on November 2nd, 1973, has just celebrated his 50th year in the department. If you see him around town, make sure to thank him for his commitment to the City and Borough of Petersburg.
- ❖ Aaron completed the requirements to be an ETT/EMT-1 Instructor. He can now help Josh run classes or run additional classes if needed.
- ❖ Aaron gave a presentation to the 7th grade science class on Tsunamis and Earthquakes, and on emergency preparedness. The kids later looked at some of the emergency shelter equipment and at the Petersburg Siren Warning System on a guided field trip.
- ❖ The Stryker Systems bought with ARPA funding have been installed on the ambulances. These systems take the full weight of the patient and reduce the strain on volunteer staff when moving the patient in and out of the ambulance. Thanks to the Assembly and the Federal government for the help in purchasing these.
- ❖ Derrick is working with several of our residents on issues such as transition to long term care, and special appointments in Juneau. Halloween was wonderful for the residents and planning is underway for Thanksgiving.
- ❖ We are still working on the paperwork for the state inspection of the Manor facility. We also had our annual fire inspection.
- ❖ We continue to be short of personnel in Assisted Living. Derrick is filling in as needed.

**PETERSBURG BOROUGH
ORDINANCE #2023-14**

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR SERVICE AREA 1 OF THE PETERSBURG BOROUGH TO REZONE LOT GL 14, SECTION 33, TOWNSHIP 58 SOUTH, RANGE 79 EAST, COPPER RIVER MERIDIAN, (PARCEL #01-010-600) FROM PUBLIC USE (P-1) TO SINGLE-FAMILY MOBILE HOME (SFMH), WITH CONDITIONS

WHEREAS, Skylark Park, LLC owns the parcel of land described as follows:

Lot GL 14, Section 33, Township 58 South, Range 79 East, Copper River Meridian,
Petersburg Recording District, State of Alaska
;and

WHEREAS, the parcel is currently zoned Public Use (P-1); and

WHEREAS, the property owner initiated a zoning change of the parcel under PMC 19.84.020(C); and

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

WHEREAS, if rezoned, Skylark Park, LLC states the intended use for the property is to subdivide the parcel into 75' X 100' lots for placement of manufactured homes, a term not currently defined in the municipal code; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on the proposed rezone on September 12, 2023, and considered and reviewed applicant materials, public comments and testimony, and staff report; and

WHEREAS, the Planning Commission voted 5-0 to recommend rezoning the parcel to Single-family Mobile Home (SFMH); and

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

THEREFORE, THE PETERSBURG BOROUGH ORDAINS as follows:

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

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

Section 3. Substantive Provisions.

- A. The Official Zoning Map for Service Area 1 of the Petersburg Borough, codified and referenced in Section 19.08.020 in the Municipal Code, is hereby amended for the following described property from Public Use (P-1) to Single-Family Mobile Home (SFMH),

with conditions: Lot GL 14, Section 33, Township 58 South, Range 79 East, Copper River Meridian, Petersburg Recording District, State of Alaska.

- B. Conditions of Rezoning: With consent of the property owner, and consistent with the property owner’s development plans, the principal permitted uses on Lot GL 14 are restricted to 1) one-family and two-family dwellings (as defined in PMC 19.04.210, and 19.04.240, and 2) newly constructed manufactured homes. Mobile homes that do not meet the definition of Manufactured Homes, as set out here, are a prohibited use.

The definition of ‘Newly Constructed Manufactured Homes’ for purposes of this rezoning is as follows:

“Newly Constructed Manufactured homes” are transportable, factory-built dwelling units constructed by the manufacturer no more than 2 years prior to placement of the home onto the rezoned parcel, in conformance with the federal Manufactured Home Construction and Safety Standards, as evidenced by an affixed certification label in accordance with 24 CFR 3280.11.

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

Section 5. Effective Date. This Ordinance will take effect immediately upon adoption.

PASSED and APPROVED by the Assembly of the Petersburg Borough, Alaska this _____ day of _____, 2023.

Mark Jensen, Mayor

ATTEST:

Debra K. Thompson, Borough Clerk

Adopted:
Published:
Effective:

Planning Commission Report

TO: Borough Assembly

FROM: Planning Commission

Subject: ZONING AMENDMENT
Skylark Park LLC - Gov't Lot 14

The Petersburg Planning & Zoning Commission makes the following findings as to need and justification:

1. An application for an amendment to the zoning map was submitted by Skylark Park LLC.
2. The parcel size is 5 acres, and it is mostly vacant. The surrounding area is partially developed with a mix of residential dwellings and vacant land.
3. The subject property is currently zoned Public Use, which is used for government-owned buildings and municipal facilities. The property may also be developed with single-family residential dwellings.
4. Zoning of the surrounding area:
 - a. North – Single Family Residential
 - b. South – Open Space Recreational
 - c. East – Public Use
 - d. West – Mobile Home Park
5. The stated intended use for the property is rezoning to Single Family Mobile Home to subdivide the parcel into 75'x100' lots for placement of manufactured homes. This use is consistent with SFMH. SFMH lot development requires a minimum lot size of 7,500 sf.
6. The purpose of the Single-family Mobile Home district is to provide a sound and attractive residential neighborhood for single-family mobile homes on standard residential-size building lots. One and two-family dwellings also are allowable uses in the SFMH district.
7. The overarching housing goal in Chapter 6, Housing, of the comprehensive plan is to *"...expand the range, affordability and quality of housing in the community while maintaining attractive, livable residential neighborhoods."* The plan specifies a goal to increase the *"availability of affordable, quality housing, particularly "starter homes" and rentals, while avoiding overdeveloping housing for a stable or declining population."*
8. The 2016 comprehensive plan recommends future land use for this area be Medium-High Density Residential. The intended use is higher density residential, including attached and detached homes, option for accessory dwelling units, for home-based occupations. The corresponding zoning districts for this use are single-family, single-family mobile home, multi-family, and mobile home park.
9. On August 29, 2023, a notice of the public hearing was mailed to all owners of property within six hundred feet of the exterior boundary of the property that is the subject of the application.
10. On August 31, 2023, notices of the public hearing were posted at the Municipal Building, and at the subject property.

Planning Commission Report

11. On September 12, 2023, a duly noticed public hearing was held by the Petersburg Planning Commission.
12. At the public hearing, the Planning Commission considered and reviewed applicant materials, public comments and testimony, and staff comments.

Section 2. Based on the preceding findings, the Petersburg Planning Commission makes the following determination and recommendation:

1. The current zoning of the parcel is Public Use. The purpose of the Public Use district includes government-owned buildings and municipal facilities, although single-family residential uses are also allowed.
2. The existing zoning of the subject area is inconsistent with the intended use of the site for development of manufactured home dwellings.
3. The proposal is consistent with the goals of the 2016 comprehensive plan and consistent with the future land use map.
4. By a 5-0, vote, the Planning Commission recommends the Petersburg Borough Zoning Map be amended by rezoning Government Lot 14, Section 33, Township 58 South, Range 79 East, Copper River Meridian from Public Use to Single-Family Mobile Home (SFMH).

Attached:

- A. Applicant Materials
- B. Vicinity & Detail Map
- C. Public Notice Mail out
- D. 2016 Comprehensive Plan Land Use Designations and Definitions
- E. 2016 Comprehensive Plan Housing Chapter
- F. Public Comment

 PETERSBURG BOROUGH LAND USE APPLICATION		CODE TO: 110.000.404110
		BASE FEE: 100.00
		PUBLIC NOTICE FEE: \$70.00
		TOTAL: 170.00
DATE RECEIVED:	RECEIVED BY:	CHECK NO. or CC: CC
APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME Ambre Burrell		NAME Skylark Park LLC
MAILING ADDRESS PO BOX 2070		MAILING ADDRESS PO BOX 2126
CITY/STATE/ZIP Petersburg, AK 99833		CITY/STATE/ZIP Petersburg, AK 99833
PHONE 907-772-4423		PHONE 907-772-4423
EMAIL ambre@rocknroadak.com		EMAIL
PROPERTY INFORMATION		
PHYSICAL ADDRESS or LEGAL DESCRIPTION: LOT GL14		
PARCEL ID: 01-010-600	ZONE: PU	OVERLAY:
CURRENT USE OF PROPERTY: Vacant Lot		LOT SIZE: 217,800 sq
PROPOSED USE OF PROPERTY (IF DIFFERENT): SF/MH Lots SF/MH lots subdivision		
CURRENT OR PLANNED SEWER SYSTEM: <input type="checkbox"/> Municipal <input type="checkbox"/> DEC-approved on-site system		
CURRENT OR PLANNED WATER SOURCE: <input type="checkbox"/> Municipal <input type="checkbox"/> Cistern/Roof Collection <input type="checkbox"/> Well		
LEGAL ACCESS TO LOT(S) (Street Name): Odin - Skylark		
TYPE OF APPLICATION & BASE FEE		
<input checked="" type="checkbox"/> 19.84 Zoning Change (\$100)		
<input type="checkbox"/> 18.18 Record of Survey (\$50) (Note: No Public Notice Fee)		
<input type="checkbox"/> 18.20 Minor Subdivision/18.24 Preliminary Plat/18.19 Replat (\$75 + \$10 per lot)		
<input type="checkbox"/> 18.24 Final Plat (\$25 per lot)		
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):	<u><i>Ambre Burrell</i></u>	Date: <u><i>8.1.2023</i></u>
Owner:	<u><i>Ambre Burrell</i></u>	Date: <u><i>8.1.2023</i></u>
Owner:	_____	Date: _____
Owner:	_____	Date: _____

SKYLARK PARK LLC
PO BOX 2126
PETERSBURG, ALASKA 99833
907.772.3888
ambre@rocknroadak.com

August 8, 2023

Planning & Zoning Commission

To whom it may concern:

I am writing regarding parcels: 01-010-600 owned by Skylark Park LLC. I am asking the commission to change the zoning on our trailer park from mis zoned Public Use to Single Family Mobile Home park.

We are required to list how our proposal aligns with the Petersburg Comprehensive plan which ours does.

The Petersburg Comprehensive plan lists this parcel as Med-High density best use. Page 31 of the plan states 3. c) Establish guidelines that allow for and encourage higher density housing while ensuring quality of neighborhoods and individual structures. 4. d.) Increase the amount of residential, office and other uses within walking distance of downtown. Page 32. 1. Goal: Support Development. Actively work to reduce barriers to private development Strategy: Actively work to reduce barriers to private development. Local governments can have a large impact on the ease – or the complication – of complying with land use regulations. The objective of this strategy is for the Borough to play a role as facilitator of desired development.

Our intentions are to subdivide the lot into 75 x 100 lots which will be available for purchase to the public. This zoning change will allow a small home to be built or to work with us to bring in a custom designed manufactured home.

This zoning change will allow us to create actual affordable housing options for people struggling to find housing in Petersburg. This will also entice investors to purchase a manufactured home on its own lot they could rent out. Creating affordable rental properties will help the rental crisis we are in.

We hope the Commission can see the need in our community we will be able to address with this zoning change.

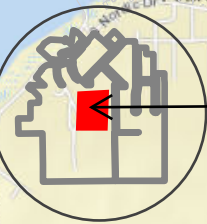
We would like to add that there will still be a Borough owned lot creating a green belt between our subdivision and Severson's Subdivision, which is more than what exists in most other subdivisions.

Thank you for your consideration.

Regards,

Sigmund K and Ambre R Burrell
Skylark Park LLC

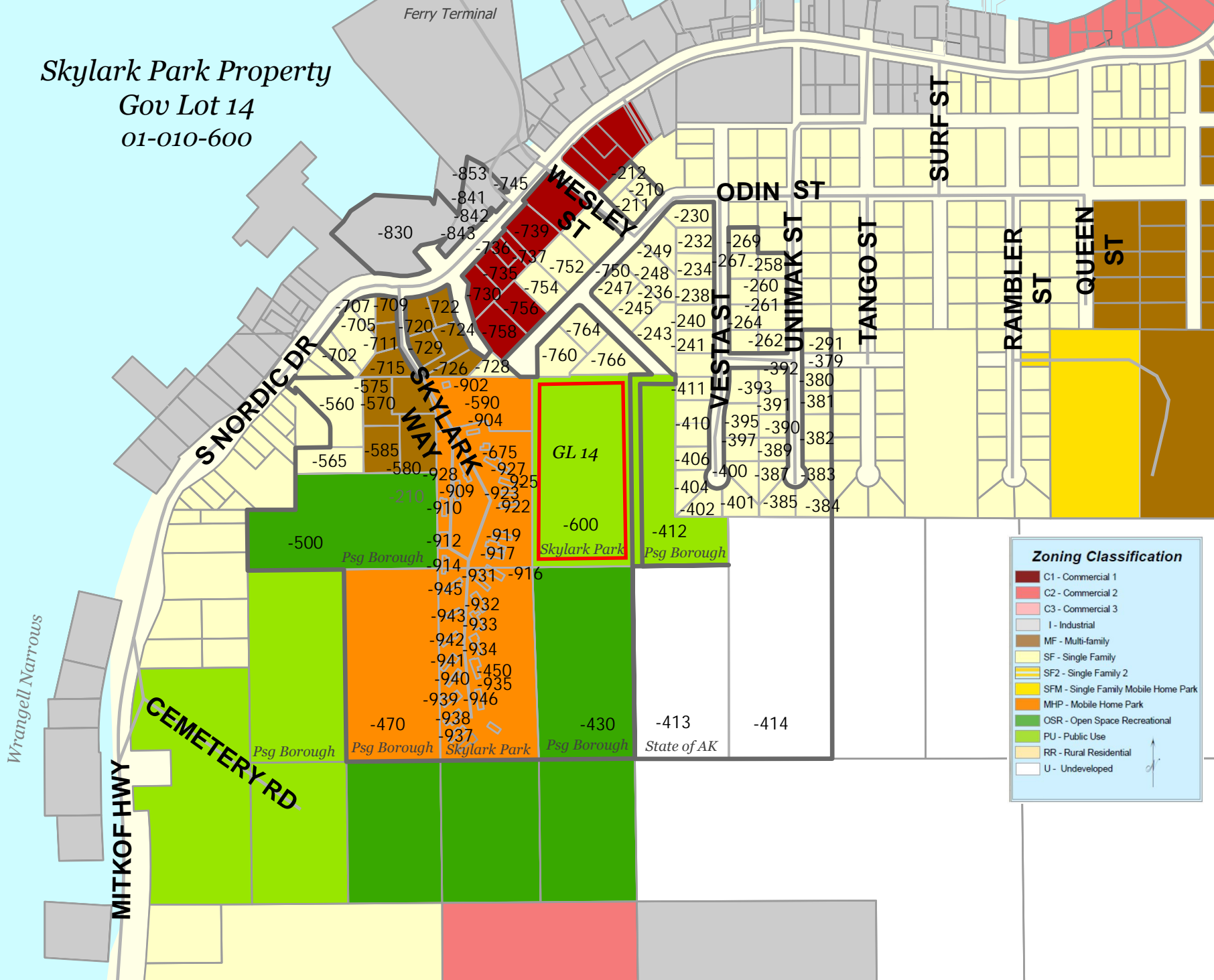
*Skylark Park Property
Gov Lot 14
01-010-600*



PROPERTY AREA



Skylark Park Property
Gov Lot 14
01-010-600



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



August 29, 2023

«Name1» «Name2»
 «Address1»
 «City», «State» «Zip»

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 Ambre Burrell (Skylark Park LLC) to rezone Gov’t Lot 14, US Survey from Public Use to Single-family Mobile Home (PID: 01-010-600).

The public hearing and consideration of the application will be held:	Tuesday, September 12th 2023, 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
CHRIST FRY	
HEATHER O'NEIL	
SALLY DWYER	
JIM FLOYD	
JOHN JENSEN	
PHIL MEEKS	
MARIETTA DAVIS	
SKYLARK PARK LLC	
AGNER JESSE A	AGNER MARGARET H
ALASKA STATE OF	
AMANECER ELIZABETH	
ARMIN NORMAN	ARMIN MERRY
BERTAGNOLI JOE	
BOJORQUEZ FELIX RICARDO	
BRADFORD AARON	BRADFORD JANET
BRAUN RICK G	BRAUN SUE A
CANGIALOSI SALVATORE A	
CARNES SHANE	PHILLIPS DEANNA
CHITTENDEN TIMOTHY R	
CISNEY JOE ALLEN	CISNEY JENNIFER MAE
CLARK KEVIN J	
COLLINS KEVIN	BRUSELL PRISCILLA
CONN JOSHUA H	CONN HEATHER

CONNOR WILLIAM H JR	
COTTA CARISSA R	
CUMMINGS ROBIN	CUMMINGS JOYCE
CURTIS DYLAN	
DAVIS KELLY	
EGEN KADDY	
ELLIS MARY ANNE	
ENGELL JAMES B	ENGELL JILL E
ENRIQUEZ JORGE A	ENRIQUEZ MINDY J
FALTER TERRY	FALTER TERRI
FRANKLIN CLAYTON S	
FRANKLIN KYLE O	FRANKLIN VIKKI
FRIEND REX	FRIEND CHERI
GARD TIMOTHY	GARD LISA
GOOD INVESTMENTS LLC	
GRANBERG LOREEN	
GRANT CASSANDRA	
GRISS SEAN J	GRISS KRISTA A
HALL KIMBERLY REBECCA	
HAMMER KACEY	
HANAHAN INDIGO L	HANAHAN WILLIAM R
HASBROUCK MIKA JERE	
HERMOSA HOLDINGS LLC	

HESS COURTNEY N	HESS REX
HOLMGRAIN RANDAL E	HOLMGRAIN SARAH
JONES KENNETH JOHN LORGEN MARIE H	THE LORGEN- JONES LIVING TRUST
KATASSE IRVING	
KLUDT-PAINTER JONATHAN T	KLUDT-PAINTER ERICA L
LENZ TORE	
LOPEZ-MENDOZA JOEL	
LUHR JASON	LUHR STACY
LYNN CYNTHIA E	
LYONS HEIDI PERSCHON LIV	ONEIL HEATHER
LYONS JACK C	LYONS HEIDI
M&K SCHWARTZ AK TRUST	
MARSH KIRT	MARSH DONNA
MATTINGLY DARBY	MATTINGLY NICHOLE
MCCAY ASHON	MCCAY NATALIE
MORAN TONY	
MORRIS CHRISTINA	
MURDOCK WILLIAM CHARLES	MURDOCK EILEEN ROSE
NEIDIFFER JUSTIN	
NELSON JOSEPH T	NELSON KAREN G
NEWMAN LUCAS	NEWMAN TANGI
NEWMAN SCOTT D	NEWMAN CYNTHIA

NUSSBAUMER DONA M	NUSSBAUMER ALVIN
ONEIL DENNIS	ONEIL HEATHER
OREAR LARRY	OREAR KATHY
O'SOUP DERRICK G	O'SOUP KELLY N
PERSCHON LIV M	
PETERSBURG BIBLE CHURCH	
PETERSON RAYMOND G	PETERSON ELIZABETH K
PHILLIPS AARON L	
PHILLIPS JEANETTE	
PLEW EVA R	SALOMONE PAUL
POOLE JEFFREY	
RADFORD GENESIS & MARTINEZ- MACIAS	ALBERTO GREGORIO
ROSVOLD ANDERS O	
ROUNDTREE DEAN & ELENA	ROUNDTREE ARIEL M
ROUNDTREE JESSE	
SAKAMOTO DIANNA	QUEZON ALVIN
SANDHOFER THEODORE F	SANDHOFER MARSHA L
SCHWARTZ JAMES	SCHWARTZ LESLIE
SKEEK GEORGE	
SLAVEN JACOB	
STROMDAHL JAMES	STROMDAHL MARY
TANGATAILOA STACIE	
THE MILL INC	

THOMASSEN SCOTT	RRT TRUST / SPECIAL NEEDS TRUST
TIDWELL JARED	
TRIDENT SEAFOODS CORPORATION	
VICK THERESA	VICK DAN
VOLK ROBERT D	VOLK ANNE
WALLEN LISA J	
WOOD GEORGE	WOOD SUSAN
WORHATCH ERICA	
YOUNG ELROY L & ALICE H	
REGULA RANDY R & REBECCA A	
ZAIC NANCY L	HUSE DONALD

Use Category	Intended Uses	Zoning "Menu" – zones to be applied within any specific general land use category
	- On public land: no/minimal development	private land
Downtown Historic	Compact, walkable, diverse; controls on building form and appearance to maintain historic character; little or no onsite parking	C-3 Commercial 3 with modifications to maintain historic character
Downtown Commercial	Commercial, higher density residential, - compact, walkable, diverse; minimal onsite parking, most parking needs met through well-managed public parking, on and off street	C-1 Commercial 1 with modifications to reduce on-site parking requirements
Commercial Outside of Downtown	Commercial outside of downtown, including larger floorplate uses; in contrast to downtown, these are generally uses requiring substantial on-site parking to meet needs of customers who arrive by automobile	C-2 Commercial 2
Medium and Higher Density Residential	Higher density residential, including attached and detached homes; option for accessory dwelling units, for home-based occupations	SF 1 Single Family 1, (SF 2 - Single Family 2 modified or eliminated), MF - Multi-Family, SFMH - Single Family Mobile Home, MHP - Mobile Home Park
Lower Density Residential	Single family or duplex residential, option for accessory dwelling units and home-based businesses, (1-4 dwellings units per acre (DUA) is most common; but allow option for densities up to 6-8 DUA)	RR Rural Residential; Single Family Mobile Home? (add option for up to 6-8 DUA with admin site plan review)
Public Facilities	Site-specific, developed public use facilities, including developed recreation facilities	P-1 Public use
Industrial	Range of industrial activities; primarily uses that tend to have impacts on surrounding non-industrial uses, such as noise, smells, bright lights, truck traffic, low visual quality, safety concerns	I Industrial
Open Space/Recreation	Land in natural state, allowing for dispersed recreation. Open space is preferred near term use, in part to concentrate development in currently developed areas. This designation may be changed in the future to allow for development if/when local economy/population grows.	OS Open Space - recreation, modified to emphasize conservation, generally for public lands, option to be dedicated for mitigation lands
Development Reserve	Areas with limited current access, and limited near term development pressures. Decision on future uses to respond to market opportunities, community and environmental standards	No current corresponding zoning category
Dispersed Recreation/Resource Development	The general category for public land managed by USFS or DNR; multi-use management including timber harvests, recreation, mineral development (same outside SA1)	No currently corresponding zoning category

ATTACHMENT E

CHAPTER 6: HOUSING

Overarching Goal: Expand the range, affordability and quality of housing in the community while maintaining attractive, livable residential neighborhoods.

GOALS + STRATEGIES

1. **Goal: Housing Supply.** Increase availability of affordable, quality housing, particularly “starter homes” and rentals, while avoiding overdeveloping housing for a stable or declining population.
 - a. Renovate and rehabilitate existing housing stock. Potential actions:
 - Provide direct links to private and public sector partners that can work with residents to estimate cost and identify funding options for home upgrades and improvements.
 - The Borough should condemn unhealthy, dilapidated housing and either rehabilitate or replace such structures, preferably with higher density, more affordable homes.
 - b. Increase infill in already developed areas. Potential actions:
 - Encourage higher density, less expensive housing options such as duplexes, four-plexes, apartments, “mother-in-law,” or “tiny houses” where appropriate. These units could be used for vacation residences, low-impact living, lower income housing and singles housing options.
 - Develop appropriate zoning and building standards to allow for “tiny house” dwelling, including multiple-dwellings on a single lot.
 - Encourage re-development of older low-density single homes into higher-density housing.
 - *See Chapter 3: Land Use + Environment* for specific land use strategies to encourage infill.
 - c. Reserve land adjacent to existing infrastructure to allow for increased supply in new areas, as needed. Potential actions:
 - Expand the concentrated residential downtown core of Petersburg.
 - Add two more streets with utilities to Tlingit-Haida Regional Housing Authority (THRHA) subdivision. Build on sites with appealing views.
 - Identify locations along Mitkof Highway for housing.
 - Encourage small housing developments with shared green spaces, maintenance and parking.
 - Adjust land use restrictions to allow for smaller lots.
 - Open up portions of land the airport access road focusing on areas closer to town for new housing development.
 - Where the land is physically suited, consider building housing on the large platted Borough-owned subdivision north of the ballfields.



Tiny houses and “cottage homes” offer alternatives to traditional single family housing. Instead of a lot with a single home, the lot can be used for multiple detached homes on land held in common with landscaping for privacy.
Image from tinyhouseblog.com

- See *Chapter 3: Land Use + Environment and land use plan map* for land use designations for new housing.

2. **Goal: Partnerships.** Work in partnership with neighboring land owners, agencies, and nonprofits to share resources and reduce costs to identify and develop housing.
 - a. Conduct a comprehensive housing needs assessment.
 - b. Explore options for the Borough to play a role in reducing time and cost for development. Potential actions:
 - Infrastructure. Expand road, water and sewer systems. Assist with coordinating extension of power.
 - Permitting. Work with the Army Corps of Engineers to make the permitting process for new construction and development on existing private property easier (see Goal 1 in Land Use chapter).
 - Continue to offer a one-stop “concierge” for permits for desired uses.
 - Land. Expand areas open to housing, including land selections, and residential areas outside of town.
 - Funding. Waive fees till occupancy.
 - Host a fair for sharing innovative technologies such as renewable energy options and composting that could help interested residents and developers explore new opportunities for home construction both on and off the grid.
 - c. Work in partnership with THRHA, taking advantage of the Regional Housing Authority’s ability to leverage a mix of private and public funding sources.
 - d. Expand partnerships to offer subsidized housing to lower income households.
 - e. Encourage development of one-room studio condos for less than \$100,000.
 - f. Work with partners to offer rent-to-own housing and sweat equity options to make it easier for people to purchase homes.

3. **Goal: Seasonal Housing.** Ensure populations that are seasonal or transitional are living in housing that best meets their needs.
 - a. Develop land use policies that allow for appropriate and accessible seasonal housing for fishing workforce. Potential actions:
 - See *land use plan map* related to designating certain waterfront properties for workforce housing.
 - Learn more about the availability and use of vacation rentals in the Borough and examine the potential impact on the overall housing market.
 - b. Develop land use policies and Borough processes that facilitate, enhance and market Petersburg as a place for second homes. Potential actions:
 - Encourage development where there are appealing views.
 - See *land use plan map* for specific areas that have good views and access to existing infrastructure.

4. **Goal: Senior Housing.** Expand senior housing options across all levels of care.
 - a. Ensure adequate support services at lower levels of in-home care. Potential actions:
 - See *Chapter 5 Public Facilities + Services* for specific strategies related to supporting seniors to live safely in their own homes. This will prevent need to build as much housing for higher levels of care.
 - b. Promote development of additional elderly independent living housing. Potential actions:

- Identify possible sites including near Mountain View Manor, the Petersburg Medical Center or the ball fields.
 - Partner with non-profit developers whereby the Borough and/or other partners, such as the Alaskan Mental Health Trust Authority, provides the land for a senior housing project.
- c. Explore new housing models for seniors who need low level supports. Potential actions:
- Partner with regional Aging and Disability Resource center to pilot shared housing; for example, the Golden Girls Network.
 - Explore King Cove model of four independent housing units with one caregiver unit.
- d. Explore options for a memory-care assisted living wing addition to Mountain View Manor. Potential actions:
- Conduct a senior needs assessment to determine future demand for higher levels of care in Petersburg.

“Housing and childcare is seriously short for folks. And this is not a need for me, but I see and hear about this often.”

– Community survey participant

BACKGROUND AND CONTEXT

This chapter outlines the current housing profile of Petersburg Borough and identifies where there is need for additional housing in the future. The chapter begins with an overview of housing supply, quality and affordability. Next, the factors that affect the supply are considered; these factors include land supply, seasonal housing and the need for senior housing. The chapter concludes with a simple quantitative housing needs assessment that sets the stage for future analysis.

RATIONALE

While providing housing might not be the first priority of a borough government, there are public benefits to having an adequate supply of housing for its population. A diversity of housing options of different sizes and prices ensure that people who come to the Borough to work and live will have a place they are willing and able to pay for. Without housing for workforce, it is more difficult for new economic sectors to develop. Additionally, poor housing quality has negative impacts on the health and wellness of the community, including young children. It also makes those homes undesirable and unsellable, which makes them poor investment choices for first time home buyers. While Petersburg Borough does not need to construct



ATTACHMENT F

Sept. 5, 2023

Dear Planning Commission:

I am writing in opposition to the commission approving the rezoning request from Amber Burrell, Skylark Park, LLC.

The parcel in question has long been zoned public use, and more than could ever be adequately described, has been widely used as such from firsthand observation for almost 30 years.

After having lived for almost 6 years at Lot #11 in Magill's Trailer Court, as it was known for decades, my husband and I purchased our property at 710 Vesta Street 30 years ago and proceeded to build our home in which we have lived for 27+ years. The land between Vesta Street and Magills was vacant and had been zoned as public use for decades. We anticipated from the start that it would remain so. We've raised our children here, utilized the open spaces behind and to the south of our home in this muskeg as a playground for exploration, frog and newt hunting, cross country skiing, sledding, ice skating, and so many other activities that have enriched our lives. To think that a major portion of this open space will be rezoned into single family mobile home/manufactured homes for future development makes my stomach churn.

I've been able to watch from my kitchen window many children and adults alike enjoy this space as well.

Many of our neighbors along Vesta Street and in Severson Subdivision have long shown pride of ownership in maintaining their homes and yards. Mobile home parks in Petersburg and even across the country often are not places of cleanliness and beauty. Crime is much more prevalent and frequently, they are not well kept. These factors will affect negatively the neighbors in Severson Subdivision and will also negatively affect property values. The "green belt" noted in the petition is also public use, but would not make up for the presence of an expanded trailer/manufactured home development.

Several years ago, Pat Magill petitioned the Commission for exactly the same thing: a rezoning so she could expand the trailer court. That request was denied. I urge the commission to likewise deny this one as well.

Opening residential lots close to town (ok, it's a mile or so away) could be beneficial, but to take prime public use land and pack it full of mobile/manufactured homes would be a huge loss for the neighborhood that has been long established as well as the many people who utilize this ground for all sorts of activities throughout the year.

Thank you for your time.

Sincerely,

Kirt, Donna and Evan Marsh

From: [Mika hasbrouck](#)
To: [Anna Caulum](#)
Subject: Attn: Planning Commission
Date: Monday, September 11, 2023 10:55:44 AM

Dear Petersburg Planning Commission,

As you address the applications submitted to address our town's significant need for affordable housing, I offer some concerns and some suggestions to consider.

Firstly, I applaud the forward-thinking of Amber and Sig Burrell for their feasible and ingenious ideas. This is community in action.

Along with their concept, or maybe beyond it...there are some important details that need to be addressed in order to proceed with viability of this plan and any others that follow. The Planning Commission and the Assembly have a role in this.

The current Single Family Mobile Home Ordinance (19:28) has not been updated since 1985. That alone needs a careful review and revision because both the economy and the needs of our community have changed greatly in those 38 years, along with building standards, codes, and requirements. The current ordinance is now outdated and needs to be updated, revised, and discussed.

There are critical additions that now need to be made to ensure affordable, efficient, and quality housing for homebuyers within the type of residential zoning currently proposed. The existing 1985 Single Family Mobile Home Ordinance (19:28) as it reads is not ideal for lasting progress or for this application.

For example, there is no provision to ensure newly built, modern and efficient manufactured homes that are of lasting value for home buyers, are required when creating a residence or residential area zoned as Single Family Mobile Homes. While the proposal by the Burrell's might meet that criteria, nothing in the Ordinance requires it. That could create problems downline.

More specifically, as related to the Ordinance:

- There is no provision to ensure the integrity or value of adjacent Single Family Residential areas i.e. a buffer, green belt or set back separating the two. As SFR is zoned under different requirements, lots are typically larger, home specifications are different, and the financial investment of the home owner is greater.
- Consideration also needs to be given to adjacent businesses and commercially zoned properties in the immediate area as their uses within their zoning may not be

suitable for dense residential population nearby.

- Population density in a specific area needs to have serious consideration given, including to development already there and how the surrounding undeveloped properties are zoned.

From these points alone, there needs to be a serious look as this specific application(s). The application for proposed development is on land that is surrounded by an over-flowing apartment complex, a mobile home park, a large and long established Single Family Residential zoned neighborhood, with various homes, businesses and other structures scattered in between.

Also, there is a new road planned in the application. What type of development will this road access beyond this initial project? Is the type of traffic accessing that development appropriate for a densely populated residential neighborhood? Will there be more than one access road to mitigate traffic and/or heavy equipment operation? In any case, the road is only one reason why buffers for traffic and home density need to be specified and added to a revised and updated ordinance to ensure the quality and value of new and established homes within and adjacent to the proposed development.

I realize there is more than one application that will be addressed. However, they go hand in hand, the first being for property the Burrell's already own, and the subsequent application to purchase and develop under this zoning ordinance. Please take into consideration that there may need to be more than one code as the circumstances of the applications are different yet both would be physically connected and have a substantial impact on their adjacent surroundings.

We are all very well aware of the economic challenges we have and that we are facing as individuals, a community, state, and nation. As affordable housing is addressed in the light of new proposals, its imperative that the Borough Assembly and the Planning Commission play catch up and make changes that are positively impactful to current and future home, business and property owners.

I respectfully request that we work together in a timely manner to update this ordinance in order to proceed with genuine and lasting progress.

Respectfully,

Mika Hasbrouck
1101 Odin Street
Petersburg, Ak 99833

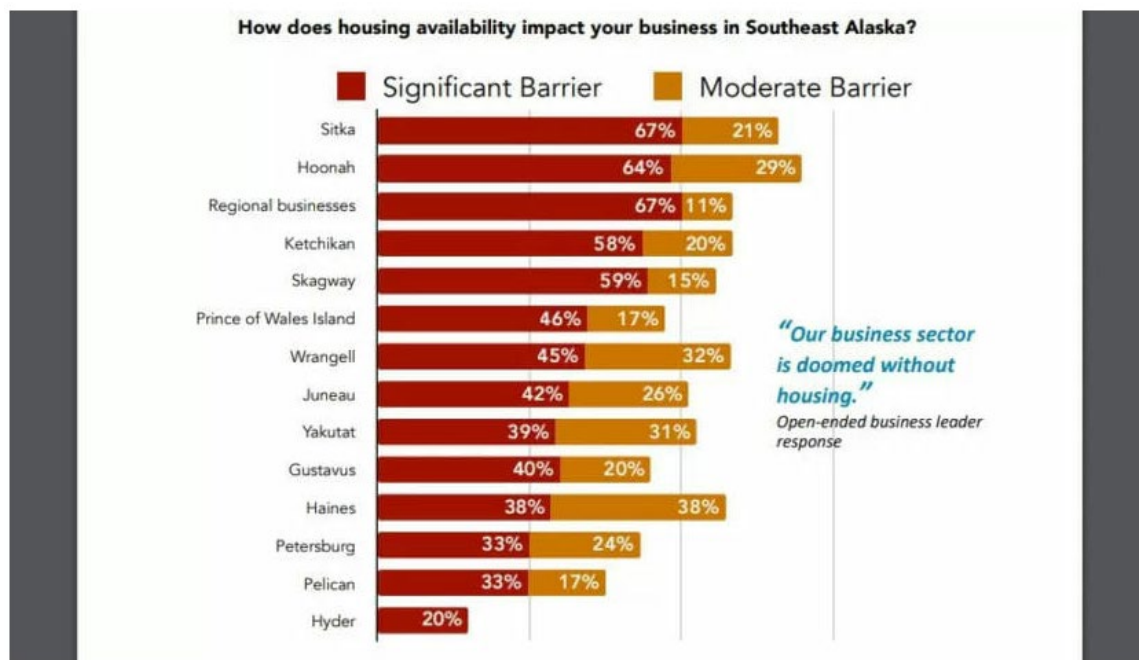
From: [Ambre Burrell](#)
To: [Anna Caulum](#)
Cc: [nwood@mac.com](#); [fvroque@gci.net](#); [Sally Dwyer](#); [jim@hammerandwikan.com](#); [i.fishjensen@gmail.com](#); [jensenboat@gmail.com](#); [psmeeks@aptalaska.net](#); [mariettajoanne12@gmail.com](#); [Liz Cabrera](#); [Ray Wesebaum](#)
Subject: Re: Planning Commission Meeting Packet 9.12.2023
Date: Monday, September 11, 2023 12:45:05 PM
Attachments: [Housing availability impact on business in SE Alaska.png](#)

Hi Everyone,

I would like to submit the following information for your review prior to tomorrow's meeting. In light of the housing crisis we find ourselves in, I feel it isn't necessary to overwhelm you with letters and emails from the numerous people reaching out to me on a daily basis to be put on the list for homes and lots based off one comment on a facebook post... If you feel this is necessary to the process I will bring those tomorrow.

<https://www.kfsk.org/2023/08/17/survey-shows-petersburg-needs-300-houses-in-the-next-decade/>

<https://www.kfsk.org/2022/09/01/housing-is-getting-harder-to-find-in-petersburg/>



Best,

Ambre Burrell
 Rock-N-Road Construction, Inc
 P. 907.772.3308
 F. 907.772.2268

On Thu, Sep 7, 2023 at 11:19 AM Anna Caulum <acaulum@petersburgak.gov> wrote:

Hello Planning Commission Members,

The Planning Commission meeting packet has been published for the September 12, 2023, meeting. You can click on the link below to be directed to packet.

Paper copies are available for pickup from the front desk at the Municipal Building (Finance Office).

[MEET-Packet-1446c03ee4a442ec86090f947a0405b6.pdf \(usgovcloudapi.net\)](#)

[Planning Commission Regular Meeting 09/12/2023 12:00 PM | Petersburg, AK \(municode.com\)](#)

Thank you ,

Anna Caulum

Finance Clerk II

Property Tax Clerk

Community Development Admin Assistance

Finance Department, Petersburg Borough

(907) 772-5409

Fax 907-772-3759

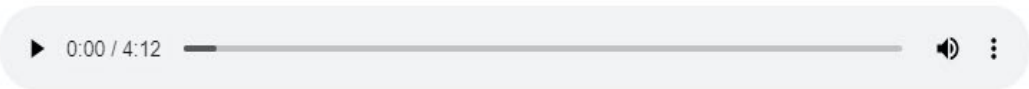


Survey shows Petersburg needs 300 houses in the next decade

Posted by Thomas Copeland | Aug 17, 2023



Housing is a big concern for communities across Southeast Alaska. In Petersburg, the results of a community survey indicate that more than 300 houses may need to be built or renovated in the next decade. Petersburg's housing task force held a public meeting about those survey results on August 17th.



Petersburg has a new fourth grade teacher this fall — Sharon Paulson. She moved to Petersburg this summer. The floor of her home is strewn with musical instruments played proudly by her son, five-year-old Glenn. Maracas, ukuleles and tambourines. In the middle of the room, he was playing a steel drum marked with the first seven letters of the alphabet.

Paulson signed her contract in March. She broke the news to her husband and her son, and then she started house-hunting in Petersburg.

"I looked on Zillow, which was laughable," said Paulson. "Someone said, check on Facebook and I saw that there really wasn't very much there. I looked with the realtor companies, both of them. I had my administrators putting the word out for people. We had a list of AirBnBs to ask if maybe they would rent to us."

After nearly two months of searching, Paulson spotted a classified ad in the local paper.

"That was the last hope that I had for being able to find housing," said Paulson. "It really was like, if we can't find housing, we can't make this move. So when we finally did find a house and our offer was accepted, like I could visibly see the stress fall off of my husband's face."

Stories like hers are common around Petersburg. So last fall, the Borough Assembly set up a housing task force. Assembly Member Dave Kensinger chairs the task force.

"I think we need to figure out a way to start building more housing," said Kensinger. "It's pretty simple. If we don't deal with it, we won't have as many people in town."

Kensinger says that's the easy bit. The hard part? What *type* of housing. To answer that question, the task force launched a community housing needs survey. It ran for a month in the summer, and it was all overseen by Anchorage-based Agnew Beck Consulting. Now, the results are in. Katie Scovic is the senior manager at Agnew Beck.

"We had 366 responses to the Community Housing Survey in Petersburg, which is awesome," said Scovic. "That's about 10% of the population and a really great rate for this kind of survey."

The survey was ten pages long with 39 questions, but here some of the headline results: a quarter of respondents aren't happy with their housing, and most of those who aren't happy are under 45 years old, working and still renting. Most of them want to move into family homes, but apartments and duplexes are popular too. 80% of all respondents want to see more land with utilities opened up for housing.

The survey shows that a lack of skilled labor and the cost of repair is holding people back from renovating their homes. However, Scovic says that even those who don't fall under any of those categories still care about this issue.

"The majority of Petersburg residents are satisfied with their own housing," said Scovic. "But also the majority of residents say that housing is a community issue. And so to see both of those things, at the same time, is encouraging."

Now, the team at Agnew Beck have been sifting through all that data to calculate what housing they think Petersburg needs.

“So according to our housing need forecasts over the next ten years, there’s a need for roughly 316 housing units in Petersburg,” said Scovic. “We’re really looking at about six new units a year and 18 rehab or renovation units each year for the next ten years.”

So, once the consultants submit their *final* report at the end of September, Dave Kensinger says there’s no time to waste.

“The time to do something was ten years ago,” said Kensinger. “And if we want to keep a vibrant community and we just don’t want a community of a bunch of retirees, we need to address the housing problem *now* — not next year.”

But that’s easier said than done, between land, labor and logistics. And many folks in Petersburg will have big concerns that need to be addressed first. Back at the Paulson family’s home, Sharon has shifted her focus to a different challenge altogether — the first day of school. Perhaps she can whip up a quick housing plan while she’s at it.

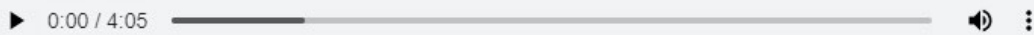
Housing is getting harder to find in Petersburg

Posted by Katherine Monahan | Sep 1, 2022



The borough assembly in a work session on housing in Petersburg on August 29th, 2022.

Across the country housing prices are climbing, and many people are struggling to afford to live in their own communities. In Petersburg, rising prices have combined with another factor – a simple lack of space.



Chase Kirby recently began a job as a police officer in Petersburg. He says the chief made it clear during the interview that housing is hard to come by here. But he wasn't expecting it to be this hard.

Kirby has a wife, three children, six dogs, and one cat. They're all waiting back in Utah while he tries to find at least a three bedroom house. He's working with a realtor, and the borough is reaching out on his behalf, but nothing has opened up so far. Meanwhile, Kirby is staying in the firehouse.

"It's not horrible," he says, "but it's not home."

He says that he and his family miss each other. He's heard that some homes *may* become available several months from now, but nothing definite.

Just in the past few years, housing has become a big issue in this small fishing community. Much of the nation is experiencing a lack of [affordable housing](#), and many people have had to [move to cheaper areas](#) with longer commutes. But like many Southeast towns, Petersburg is on an island, so commuting from out of town isn't an option.

"The rental market is very tight," says local real estate agent Sarah Holmgrain, "as well as the home sales market. It's difficult to find rentals right now that can accommodate really anybody more than a person or more than a couple."

A quick online search shows [two homes for sale](#) in Petersburg and [zero rentals](#). But [15 airbnbs](#) are available. Holmgrain says that's one area of Petersburg's housing market that *has* grown.

"And that's where I think a lot of our rentals have either disappeared into," she says, "that, or as people have developed rentals, they become Airbnbs."

That lack of rentals limits the options for people who are trying to make a transition in their lives – whether they're hoping to move *into* a situation, like Kirby with his new job, or *out* of one.

"If today, you had to pick up and leave, where would you go?" says Annette Bennett. They're the director of WAVE, a nonprofit organization that offers assistance to people in Petersburg who are impacted by violence. "There just isn't an option. And so that puts people choosing to stay in an unhealthy or unsafe space, because they'd rather do that than be homeless. And there's also some people that choose to live in their cars, because they can't live at home anymore."

Another group that's affected by the shortage is local employers. Some are having a hard time attracting essential workers. Borough Manager Steve Giesbrecht says the borough has been trying for six months to fill its Fire/EMS Director position, and several finalists have backed out citing housing as a reason.

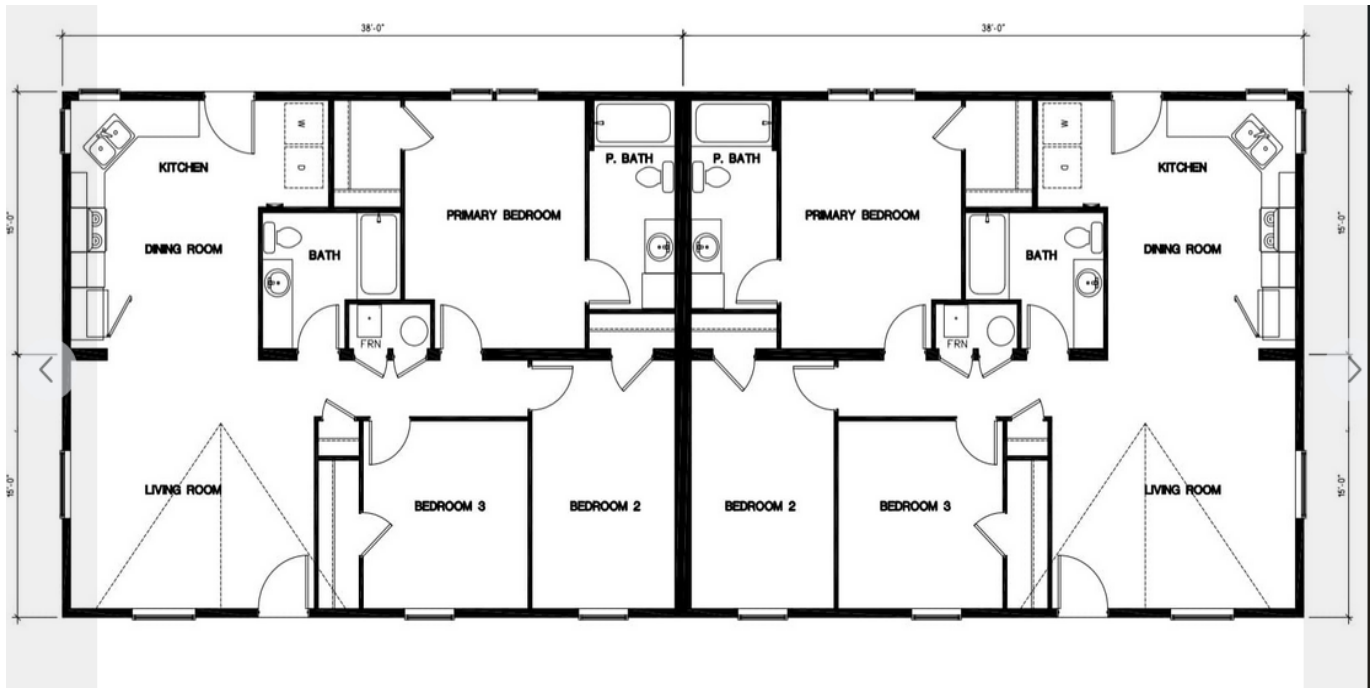
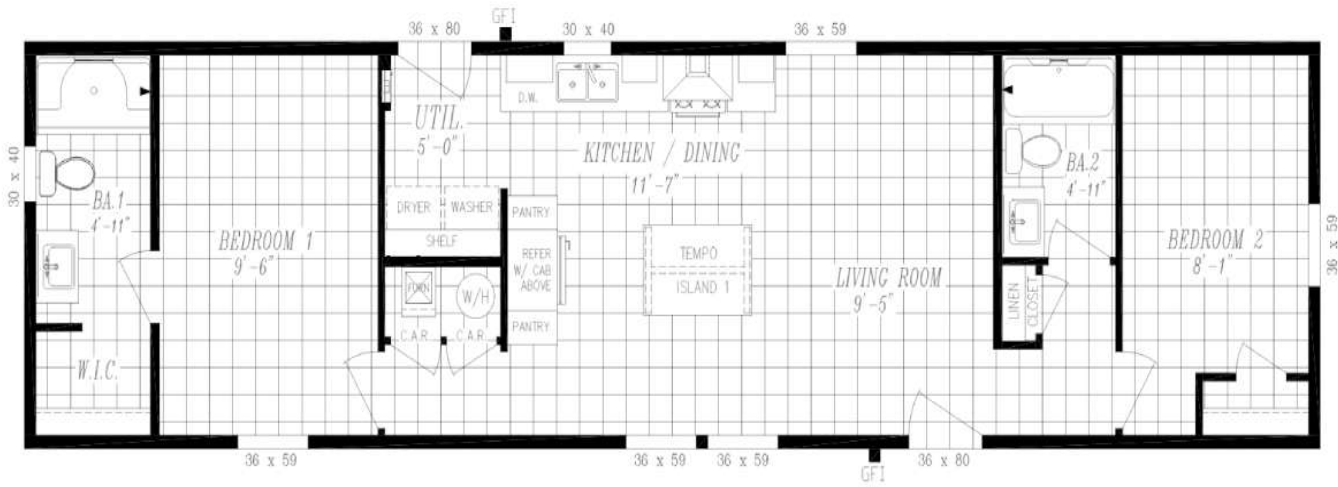
"We can bring more workers to town," Giesbrecht says, "but if they can't find a place to live, then they can't move here. So it's gonna be very difficult to fix the lack of workforce without fixing the housing side of it."

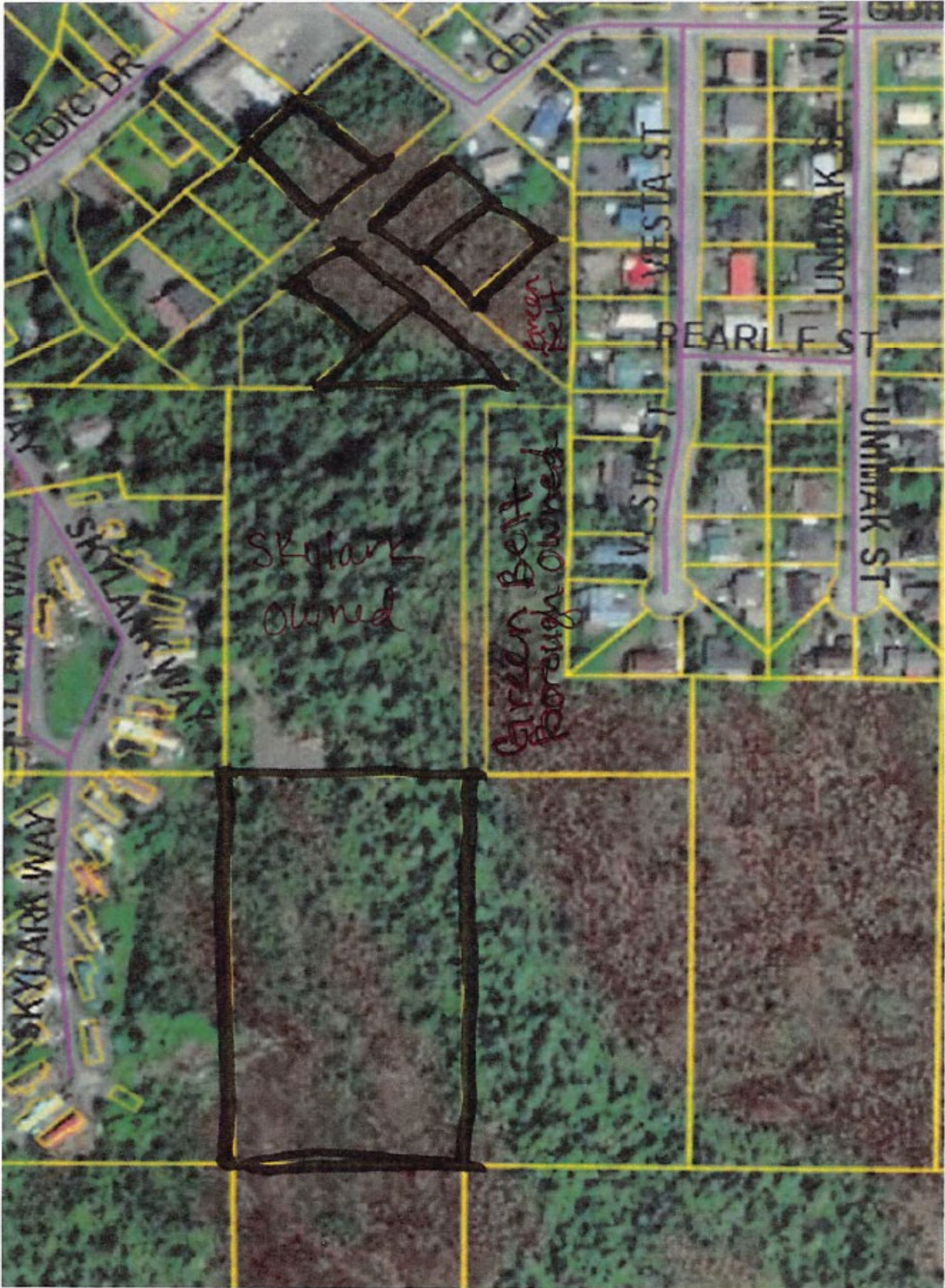
The borough is looking into creating additional lots that people could build houses on. However, it's very expensive to extend roads and utilities to new areas. Giesbrecht says, "Generally what we see is by the time the infrastructure is put in place, the value of the lots is so high that people can't afford them."

The borough is also interested in creative solutions. It [hopes to lease](#) units from the U.S. Coast Guard and make them available for Petersburg first responders. The Borough Assembly on August 29th held a [work session](#) on housing, and discussed possibilities like regulating airbnbs, creating tax incentives for rentals, and designating a legal camping area in town.

At the next public meeting on September 6th, councilmember Thomas Fine-Walsh plans to propose an ordinance to allow for tiny homes, accessory dwellings, and multiple buildings on a single lot.

Meanwhile the borough is seeking letters of interest to serve on a [housing task force](#). You can find a link to that information on our website, [KFSK.org](#).





Subdivision	Total cost	Number of Lots	Cost per Lot
Lake Street	\$4,591,225	30	\$153,040
8 th Street*	\$2,319,756	6	\$386,626
Tidelands	\$3,818,595	25	\$152,743
East Sandy Beach	\$7,840,452	50	\$156,809
Airport Subdivision	\$3,112,278	25	\$124,491
<u>Fram Street</u>	\$2,107,814	10	\$210,781
Hungry Point	\$4,431,290	15	\$295,419
REDUCED CONSTRUCTION STANDARDS APPLIED TO FOLLOWING			
<u>Fram Street</u>	\$1,921,993 (~10% less)	10	\$192,199
Hungry Point	\$3,305,438 (~25% less)	15	\$220,362

**PETERSBURG BOROUGH
RESOLUTION #2023-13A**

**A RESOLUTION AUTHORIZING THE BOROUGH MANAGER TO APPLY TO
THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL
CONSERVATION, FOR A LOAN FROM THE ALASKA CLEAN WATER FUND
FOR THE DESIGN AND CONSTRUCTION OF THE PUMP STATION 4 FORCE
MAIN PROJECT**

WHEREAS, the Petersburg Borough seeks to obtain the necessary financial assistance to design and construct the Pump Station 4 Force Main project; and

WHEREAS, the Pump Station 4 Force Main project would include the following work: Installation of a new wetwell and three submersible pumps, valve vault, electrical control room addition onto the existing generator structure, installation of 750 linear feet of 12" diameter force main and installation of 500 linear feet of 18" diameter gravity main; and

WHEREAS, the State of Alaska, Department of Environmental Conservation is able to offer funding through the Alaska Clean Water Fund; and

WHEREAS, the project currently is included on an Alaska Clean Water Fund project priority list for the current fiscal year; and

WHEREAS, the project received loan funds from the Alaska Clean Water Fund in the amount of \$360,000 of which the debt was authorized by Proposition #2 at the 1996 local election; and

WHEREAS, the Borough wishes to apply for a loan increase from the Alaska Clean Water Fund in the amount of \$2,977,177 to assist in funding and completion of the Pump Station 4 Upgrade project; for a total loan amount of up to \$3,337,177; and

WHEREAS, the loan would be repaid over no more than a 20-year term, with a finance rate calculated pursuant to 18 AAC 76.080; and

WHEREAS, Petersburg voters approved new debt service up to \$8 million for water and wastewater projects by approving Proposition #1 at the 2019 local election; and

WHEREAS, ADEC has pledged loan forgiveness of \$500,000 for this loan; and

WHEREAS, On October 9, 2023, the Assembly approved Resolution #2023-13. This Resolution #2023-13A is intended to replace Resolution #2023-13.

NOW, THEREFORE, BE IT RESOLVED, the Assembly for the Petersburg Borough hereby authorizes the Borough Manager to apply to the State Department of Environmental Conservation for a loan increase in an amount up to \$2,977,177 from the Alaska Clean Water Fund for the Pump Station 4 Force Main project, for a total loan amount of \$3,337,177.

Upon approval of said loan increase, the Borough Manager is further authorized to execute the necessary loan documents relating to said increase, which will become a binding obligation in accordance with their terms when signed by both parties. The

Manager is authorized to represent the Borough in carrying out the Borough's responsibilities under the loan agreement. The Manager is authorized to delegate responsibility to appropriate Borough staff to carry out technical, financial and administrative activities associated with this loan, in accordance with the terms of Borough Charter and Code.

Passed and Approved by the Petersburg Borough Assembly on November 6, 2023.

Mark Jensen, Mayor

ATTEST:

Debra K. Thompson, Borough Clerk

**PETERSBURG BOROUGH, ALASKA
RESOLUTION #2023-14**

**A RESOLUTION IN SUPPORT OF SOUTHEAST ALASKA POWER AGENCY'S
SOUTHEAST ALASKA GRID RESILIENCY PROJECT INCLUDING INSTALLATION
OF A THIRD TURBINE AND GENERATOR AT THE TYEE HYDROELECTRIC
FACILITY**

WHEREAS, the Petersburg Borough is a member of the Southeast Alaska Power Agency (SEAPA), a Joint Action Agency organized pursuant to Alaska Statute AS 42.45.300 for the purpose of providing power to the communities of Petersburg, Wrangell, and Ketchikan; and

WHEREAS, SEAPA owns the Tyee Lake Hydroelectric Facility and Swan Lake Hydroelectric Projects in Southeast Alaska, which provide renewable hydroelectric power to Petersburg, Ketchikan, and Wrangell; and

WHEREAS, the original Tyee Project design engineer, IECO, evaluated whether a dam and three turbines should be part of the original design for the Project. While no dam was constructed, the Project does include space for a third turbine unit, but it was not purchased at the time as electric demand at the time of construction did not support these features; and

WHEREAS, a load study performed in 2023, conducted by SEAPA's consultant, RESPEC, has forecasted that peak loads will increase by 2.52% per year, and such growth will exceed SEAPA's peak generating capacity; and

WHEREAS, SEAPA recognizes that installing a third turbine and generator at Tyee (the "Project Proposal") would supplement existing hydro resources that provide power and energy to the communities of Petersburg, Ketchikan, and Wrangell; and

WHEREAS, the SEAPA also recognizes that additional interties may be built to serve communities, including Kake and Metlakatla, and additional generation resources may also be required to serve those loads; and

WHEREAS, the Project Proposal would benefit the entire region. It would have capabilities allowing it to provide voltage support and frequency security through additional spinning inertia. Peak generation capabilities are estimated to increase 25% on the SEAPA system. Voltage support would increase allowing for efficiency gains on existing units, and ancillary systems would be installed to support the third turbine; and

WHEREAS, Petersburg Borough Assembly recognizes the benefit of installing a third turbine at the Tyee Lake Hydroelectric Facility for electrical grid resiliency and assist with peak winter loads; and

WHEREAS, the Petersburg Assembly recognizes that additional renewable resources will be needed in the future to meet loads in Petersburg, Wrangell, and Ketchikan.

NOW, THEREFORE, BE IT RESOLVED that the Petersburg Borough Assembly:

- 1) Supports the SEAPA in its efforts to obtain all necessary approvals to install and operate a third turbine at the Tyee Hydroelectric Facility; and
- 2) Supports the SEAPA Board of Directors' efforts to secure funding for the planning and construction of a third turbine at the Tyee Hydroelectric Facility.

PASSED AND APPROVED by the Petersburg Borough Assembly on November 6, 2023.

Mark Jensen, Mayor

ATTEST:

Debra K. Thompson, Borough Clerk

**PETERSBURG BOROUGH, ALASKA
RESOLUTION #2023-15**

**A RESOLUTION IN SUPPORT OF RAISING THE MAXIMUM AVAILABLE ALASKA DEPARTMENT
OF TRANSPORTATION HARBOR FACILITY GRANT TO \$7,500,000 FOR ELIGIBLE PROJECTS
ON AN ANNUAL BASIS**

WHEREAS, Senate Bill 291 established the Municipal Harbor Facility Grant Program on July 1, 2006, in which the total amount of grant money made available to a municipality was limited to not exceed \$5,000,000 in a fiscal year; and

WHEREAS, the Municipal Harbor Facility Grant is the single most significant funding tool available to Alaskan Harbormasters to plan, maintain, and recapitalize port and harbor infrastructure; and

WHEREAS, testimony from a legislator advocate stated “SB 291 would establish the municipal harbor facility grant fund to which the Legislature would make an annual appropriation from the watercraft fuel tax account and from the state portion of the fisheries business tax. Both sources come from the marine industry so harbor users would generate the revenue for the program”; and

WHEREAS, Senate Bill 291 was envisioned to cap the funds that can be used per community per year at \$5,000,000 so that a large community could not take all the available funds in any given year. The expectation is that communities would establish, maintain, and run an enterprise fund in perpetuity; and

WHEREAS, the State of Alaska over the past nearly 30 years has transferred ownership of most of these State-owned harbors, many of which were at or near the end of their service life at the time of transfer, to local municipalities; and

WHEREAS, these harbor facilities continue to require substantial municipal financial investment to maintain and for capital improvement projects; and

WHEREAS, construction, shipping, and mobilization costs to remote portions of Alaska have outpaced the national consumer price index since the pandemic; and

WHEREAS, the United States Bureau of Labor Statistics CPI calculator indicates that \$5,000,000 in July 2006 when the Senate Bill 291 was enacted would be inflated to \$7,511,000 as of July 2023.

THEREFORE, BE IT RESOLVED by the Petersburg Borough Assembly that the Petersburg Borough urges the Governor and the Alaska Legislature to amend AS 29.60.800 raising the maximum Harbor Facility Grant Fund award to \$7,500,000 per eligible project.

PASSED AND APPROVED by the Petersburg Borough Assembly on November 6, 2023.

Mark Jensen, Mayor

ATTEST:

Debra K. Thompson, Borough Clerk

Planning Commission Report & Finding of Fact

Commission Meeting Date: October 10, 2023

APPLICANT/AGENT:

Skylark Park LLC

OWNER(S), IF DIFFERENT:

Petersburg Borough

LEGAL DESCRIPTION:

Lots 2, 3, 5, 5A, and 6, Skylark II
Subdivision, and Government Lot 21,
Section 33, T58S, R79E

LOT AREA:

Odin St. Lots – approx. 1.9 acres
Lot 21 – 5 acres

LOCATION:

See attached maps

SURROUNDING ZONING (ODIN ST
PARCELS):

North: SFR/COMMERCIAL-1

South: SFR/PUBLIC USE

East: SFR

West: SFR

ZONING:

Odin St: Single-Family (SFR)

Lot 21 - Open-Space Recreational (OSR)

SURROUNDING ZONING (Lot 21):

North: PUBLIC USE

South: OSR

East: UNZONED

West: MOBILE HOME PARK

PID: 01-010-752, 01-010-247, 01-010-
245, 01-010-764, 01-010-766, 01-010-
430

APPLICATION SUBMISSION DATE:

August 2, 2023

COMMISSION MOTION: Recommend to the Borough Assembly that Lots 2, 3, 5, 5A, and 6, Skylark II Subdivision, be approved for sale, and that Government Lot 21, Section 33, T58S, R79E be approved for sale on the condition it is rezoned from Open Space – Recreation to Single-Family Mobile Home.

Motion Passes, 4 yea, 0 nay

I. APPLICANT REQUEST: The applicant has requested to purchase 6 borough-owned parcels for replat/subdivision for residential development.

II. APPLICABLE CODE:

16.12 ACQUISITION OR DISPOSAL OF BOROUGH PROPERTY

III. FINDINGS:

- a. Skylark Park LLC applied to purchase borough property on the condition the property is rezoned to Single Family Mobile Home.
- b. The subject property is composed of 6 parcels of borough-owned vacant land.
- c. Five lots are zoned Single-Family Residential (SF) and range in size from 14,000-20,000 sf. One parcel is five-acres and zoned Open-Space Recreation (OSR).
- d. The immediate surrounding area is undeveloped but there are two well established neighborhoods surrounding the parcels. The applicant recently submitted a request to rezone an adjacent lot from Public Use to SFMH. The commission recommended the Assembly approve the request.
- e. The applicant's intent is to pursue purchase of the parcels to develop a 10+ acre major subdivision with roads and utilities. The parcels would be subdivided into 75'x100' lots and sold. The applicant

Planning Commission Report & Finding of Fact

Commission Meeting Date: October 10, 2023

would also work with property owners who may wish to purchase a manufactured home for their lot.

- f. Per code, "Mobile home" means a manufactured coach, mobile home, trailer, house, car or other vehicle or structure designed, intended or capable of human dwelling or sleeping purposes, mounted upon wheels or supports which is capable of being moved by its owner or transported by another vehicle, and containing water supply, waste disposal and electrical conveniences.
- g. "Manufactured homes", while not defined in municipal code, is generally defined as a transportable, factory-built dwelling unit constructed after June 15, 1976, in conformance with the federal Manufactured Home Construction and Safety Standards, as evidenced by an affixed certification label in accordance with 24 CFR 3280.11.
- h. The application was reviewed by relevant borough departments and determined there was no public purpose need for the subject 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 purchase borough property.

b. Criteria –

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

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

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

1. The commission's recommendation to rezone is based on the development plans provided by the applicant to develop a major subdivision, install improvements, and sell lots. The applicant is also offering to assist property owners with purchase and installation of new manufactured homes on individual lots.
2. The borough has a very broad definition of "mobile homes" that could be legally placed within this proposed development. The borough should work with the developer to include language in the deed of sale and/or record a covenant for the subdivision that limits the type of dwellings to one- or two-family dwellings, manufactured homes as defined above, and limits the age of manufactured home that may be placed in the subdivision.

EXHIBITS

A. Minutes from Commission Meeting

Planning Commission Report & Finding of Fact

Commission Meeting Date: October 10, 2023

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



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, October 10, 2023

12:00 PM

Assembly Chambers

1. Call to Order

Commission Chair Chris Fry called the meeting to order at 12:00pm.

2. Roll Call

PRESENT

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

ABSENT

Commission Secretary Sally Dwyer
Commissioner Jim Floyd
Commissioner John Jensen

3. Election of Officers

Election of officers

Marietta nominated Sally Dwyer to keep her seat as Commission Secretary, seconded by Phillip.

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

Heather nominated Chris Fry to keep his seat as Commission Chair, seconded by Phillip.

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commissioner Davis, Commissioner Meeks

Marietta nominated John Jensen to Vice-Chair, seconded by Heather.

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commissioner Davis, Commissioner Meeks

4. Acceptance of Agenda

Vicki Sokol asked for an amendment to the order of the public hearing items, to hear the Sokol application before Skylark rezone and purchase.

Commission Chair Chris Fry moved item D to be heard after item A.

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

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commissioner Davis, Commissioner Meeks

5. Approval of Minutes

The September 12, 2023, meeting minutes were unanimously approved.

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

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

6. Public Comments

None

7. Consent Calendar

None

8. Public Hearing Items

A. Consideration of a conditional use permit application from Ben & Marcie Hinde for a home occupation at 507 Fram ST (PID: 01-006-224).

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

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commissioner Davis, Commissioner Meeks

B. Consideration of an application from Vicki Sokol for a variance from the side yard setback requirement to allow for construction of an addition 5' from the property line at 100 N 3rd St (PID: 01-007-375)

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

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commissioner Davis, Commissioner Meeks

C. Initiation and recommendation to the Borough Assembly for a rezone of 5 lots from Single-Family Residential to Single-Family Mobile Home and 1 parcel from Open-

Space Recreation to Single-Family Mobile Home located at 1104, 1105, and 1107 Odin St, Lots 3 and 5, Skylark II Subdivision, and Government Lot 21, Section 33, T58S, R79E (PID: 01-010-752, 01-010-247, 01-010-245, 01-010-764, 01-010-766, 01-010-430)

Kathryn Schnider spoke on her own behalf concerned about zoning definitions.

Mika Hasbrouck spoke on her own behalf concerned about the proposal and lack of a clear plan.

Joe Bertagnoli spoke on his own behalf giving concerns and asking for more clarity on the plan and where the road would go.

Ambre Burrell spoke on her own behalf explaining that platting and road plans will happen but not until the rezoning has passed. Until they get in there with a machine it's hard to tell where exactly the road will be. The purpose of this rezone is to provide affordable housing for families not to have another trailer park.

Sig Burrell spoke on his own behalf explaining in more depth where the road would go. Spoke his concerns of zoning and said he would like to see a manufactured home zoning added to the code. The intent of this rezone is to provide good, affordable housing for younger people to be able to move into.

Motion made by Commissioner Davis to amend the proposal to recommend to the Borough Assembly that lot 3 of Skylark II Subdivision and GL 21 Section 33, T58S, R79E will be rezoned to Single-Family Mobile Home along with the findings and as presented. Seconded by Commissioner Meeks

Discussion

Voting Yea: Commission Chair Fry, Commissioner Davis, Commissioner Meeks

Voting Nay: Commissioner O'Neil

- D. Recommendation to the Borough Assembly on a request from Skylark Park LLC to purchase borough-owned property at 1104, 1105, and 1107 Odin St, Lots 3 and 5, Skylark II Subdivision, and Government Lot 21, Section 33, T58S, R79E (PID: 01-010-752, 01-010-247, 01-010-245, 01-010-764, 01-010-766, 01-010-430)

Motion made by Commissioner Davis, Seconded by Commissioner Meeks

Voting Yea: Commission Chair Fry, Commissioner Davis, Commissioner Meeks, Commissioner O'Neil

9. Non-Agenda Items

A. Commissioner Comments

Commissioner O'Neil said she voted the way she did because she heard from people that wanted more clarity and more understanding.

Commission Chair Fry said he appreciates all who came and commented.

B. Staff Comments

Community Development Director Liz Cabrera thanked everyone for their patience.

C. The next Meeting is November 14, 2023, at 12:00pm.

10. Adjournment

The meeting adjourned at 1:16pm.

Motion made by Commissioner Davis, Seconded by Commissioner Meeks.

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



Petersburg Borough, Alaska

Office Use:
 Rec'd. by: KT
 Fee: \$500
 Date Rec'd: 8/2/23

Land Disposal Application

(\$500.00 non-refundable filing fee required)

Form must be completed in its entirety to be considered

Date: 8.1.2023

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

Parcel ID #(s) of Subject Property:
01-010-245, 01-010-247
01-010-430
01-010-752
01-010-764, 01-010-766

Proposed term of lease: _____
(total years)

Legal Description of Property:
GL 21, lot 2, lot 3, lot 5
lot 5A, lot 6

Current Zoning of Property:
~~RA~~, SF
01-010-430 - Open Space - Recreation
The rest are zoned Single Family Residential

* Rezoning Needed - See email attached

Applicant Name: Skylark Park LLC

Applicant Mailing Address: PO Box 2070
Petersburg AK 99833

Applicant Contact Info: Ambre Burrell - 907-772-4423
 (phone and/or email) Ambre@CrocknroadAK.com

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

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)

Upon transfer of title we will begin extending OP in St. Through lots to our lot GL 14. We will put in utilities as we go. Currently working with surveyor to subdivide GL 14 + GL 21 into 7.5' x 100' lots. Upon completion we will sign over road + utilities to the Borough + sell lots. Will work with any interested party + help build + ship up then set their own manufactured home. \$750,000 cost to improve

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

Skylark Park
Mika Hasbrouck
Liv Perschon

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)

None

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

A. Name, address and place of incorporation: Skylark Park LLC
PO Box 2126 Petersburg AK 99833
Alaska

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

Name and address of resident agent: Ambre Burrell
PO Box 2070
Petersburg AK, 99833

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

Petersburg is in desperate need of affordable housing/ property. This will provide affordable options and is at the cost of private business instead of the Borough

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

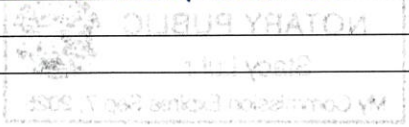
Pg 30 a.) Actively work to reduce barriers to private development & pg 31. c.) Establish guidelines to allow for + encourage higher density housing while ensuring quality of neighborhoods.

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

Department Comments: Please see Utility Director Hagerman's comments attached.

Signature of Department Commenter

Department Comments: Please see Public Works Director Cotta's comments attached.



Signature of Department Commenter

Department Comments: Please see Director Cabrera's comments attached.

Signature of Department Commenter

Department Comments:

Signature of Department Commenter

NOTICE TO APPLICANT(s):

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

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

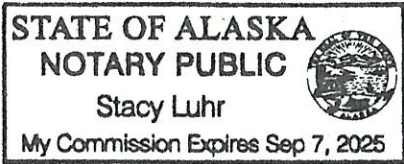
Please sign application in the presence of a Notary Public.

Ambre Burrell
Applicant/Applicant's Representative

Subscribed and sworn to by *Ambre Burrell*, who personally appeared
before me this *2nd* day of *August*, 20*23*.

Stacy Luhr
Notary Public

Notary Public in and for the State of Alaska. My Commission Expires: *9/7/2025*





Debra Thompson

From: Ambre Burrell <ambre@rocknroadak.com>
Sent: Thursday, August 10, 2023 3:47 PM
To: Debra Thompson
Subject: Zoning Changes to Proposed Borough property purchase

Good Afternoon Debbie,

I would like to add some clarification to the Borough property we are proposing to purchase.

I would like to have the following lot remain Single Family residential:

01-010-752

I would like to rezone the following lots to Single Family Manufactured Home due to the fact that we may need to subdivide out parts of these lots when we put in a road:

01-010-764

01-010-247

01-010-245

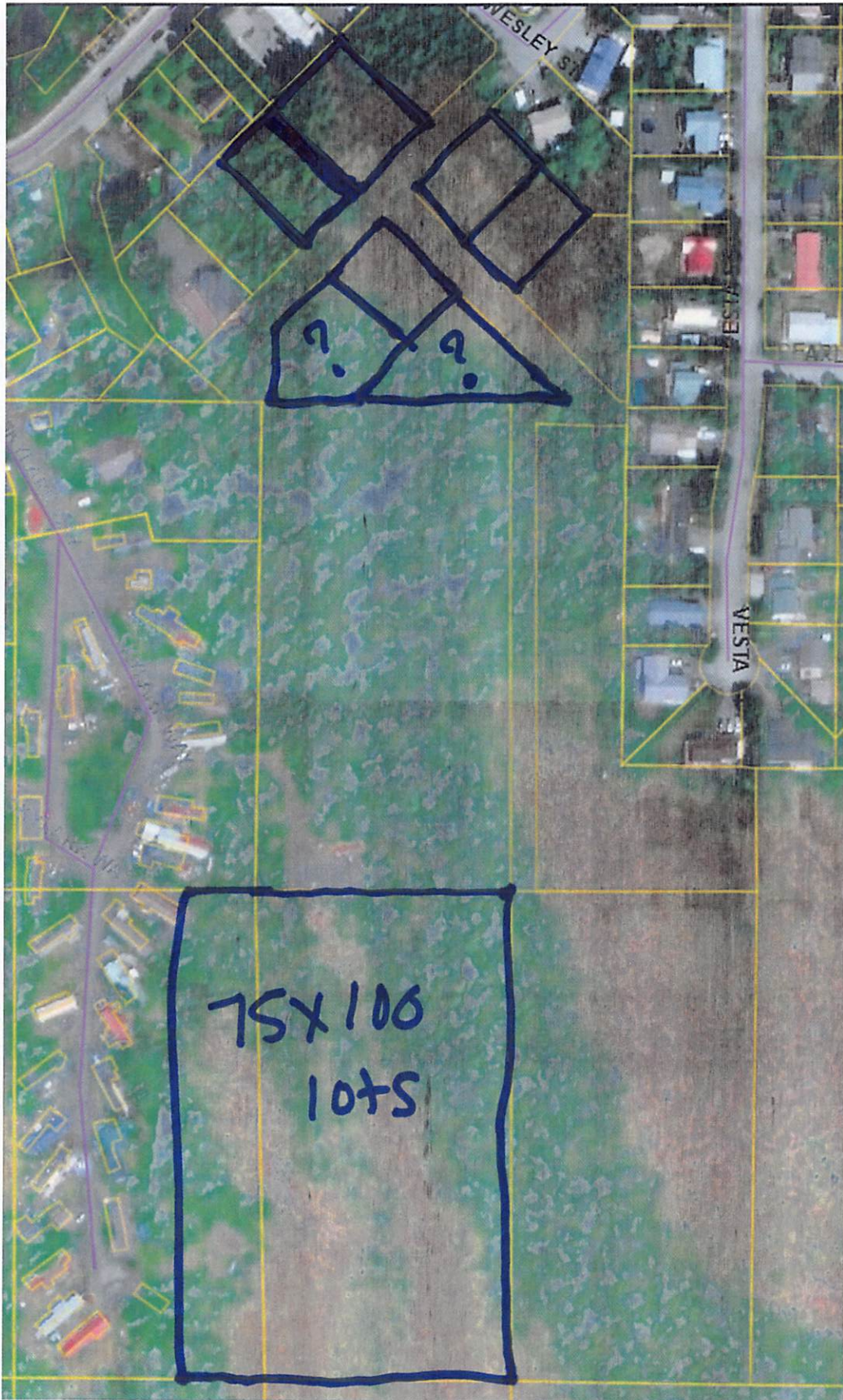
01-010-766

I would like to rezone parcel 01-010-430 To Single Family Manufactured home as it is our intention to subdivide out into lots approximately 75' x 100' lots put in roads and utilities and offer affordable housing options to residents of Petersburg.

If you have any further questions please let me know.

Thank you,

Ambre Burrell
Rock-N-Road Construction, Inc
P. 907.772.3308
F. 907.772.2268



□ - These 10TS will all remain the same size, less what may be necessary to put in the road.

? - One of these two lots will be where the road goes into GL 14

75x100 - this lot will be subdivided into two roads containing 75x100 lots. Done in phases.

Debra Thompson

From: Karl Hagerman
Sent: Thursday, August 10, 2023 1:11 PM
To: Debra Thompson; Liz Cabrera; Chris Cotta
Subject: RE: Skylark Park LLC Land Purchase Application

Debbie,

Water, Wastewater and Power & Light have no need for the parcels being requested. I do have questions about the applicant's plan to extend the road and utilities and want to be sure that this is done per our standards so the improvements may be accepted by the Borough when complete, but overall I appreciate what they are trying to do with this plan and land purchase application.

Thanks,

Karl Hagerman
 Utility Director
 907-772-5421

From: Debra Thompson <dthompson@petersburgak.gov>
Sent: Wednesday, August 9, 2023 4:32 PM
To: Liz Cabrera <lcabrera@petersburgak.gov>; Karl Hagerman <khagerman@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>
Subject: Skylark Park LLC Land Purchase Application

Hi Liz, Karl & Chris,

Please see the attached land purchase application from Ambre Burrell. She did not complete Section 10 of the application, so I am sending this to you for your review and determination of whether your department(s) need any of the parcels noted for a public purpose. Parcel numbers are: 01-010-245, 01-010-247, 01-010-430, 01-010-752, 01-010-764 and 01-010-766.

Please email me your comments.

Thank you,
 Debbie

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

Petersburg Borough
 907-772-5405

Debra Thompson

From: Chris Cotta
Sent: Thursday, August 10, 2023 3:20 PM
To: Karl Hagerman; Debra Thompson; Liz Cabrera
Subject: RE: Skylark Park LLC Land Purchase Application

Debbie,

Public Works has no need for the parcels being requested. Along with Director Hagerman, we would like to see more details of the road and utility extensions and whether the intent is to construct these to Borough specifications. I also feel that this development would ultimately be a good thing for the Borough's housing situation. In addition we would obtain revenue from sale of the property and then tax and potential utilities revenues moving forward as development progresses.

One item of note: the application states that no local, state or federal permits are required for the proposed use. While this might be true for the sale of the property, there would almost certainly be permitting required from the Corps of Engineers for placing fill in the wetlands; and possibly some ADF&G permitting prior to development if the creek basin located within GL14 and GL21 has any fish runs.

Thanks,

Chris

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Sent: Thursday, August 10, 2023 1:11 PM
To: Debra Thompson <dthompson@petersburgak.gov>; Liz Cabrera <lcabrera@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>
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To: Liz Cabrera <lcabrera@petersburgak.gov>; Karl Hagerman <khagerman@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>
Subject: Skylark Park LLC Land Purchase Application

Hi Liz, Karl & Chris,

Debra Thompson

From: Liz Cabrera
Sent: Tuesday, August 15, 2023 11:15 AM
To: Debra Thompson
Subject: RE: Skylark Park LLC Land Purchase Application

Debbie,

Community Development has no need for the parcels for a public purpose.

Thanks,
 Liz

From: Chris Cotta <ccotta@petersburgak.gov>
Sent: Thursday, August 10, 2023 3:20 PM
To: Karl Hagerman <khagerman@petersburgak.gov>; Debra Thompson <dthompson@petersburgak.gov>; Liz Cabrera <lcabrera@petersburgak.gov>
Subject: RE: Skylark Park LLC Land Purchase Application

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Debbie,

Water, Wastewater and Power & Light have no need for the parcels being requested. I do have questions about the applicant's plan to extend the road and utilities and want to be sure that this is done per our standards so the improvements may be accepted by the Borough when complete, but overall I appreciate what they are trying to do with this plan and land purchase application.

Item 15D.

VESTA ST

UNIMAK ST

SKYLARK WAY

Skylark Park

Psg Borough

-752 21,526

-247 14,850

-245 14,850

-764 14,880

-766 20,523

217,800

-430

h Psg Borough

Skylark Park

Psg Borough

Total = 304,429
Sq Ft

6.99 acres

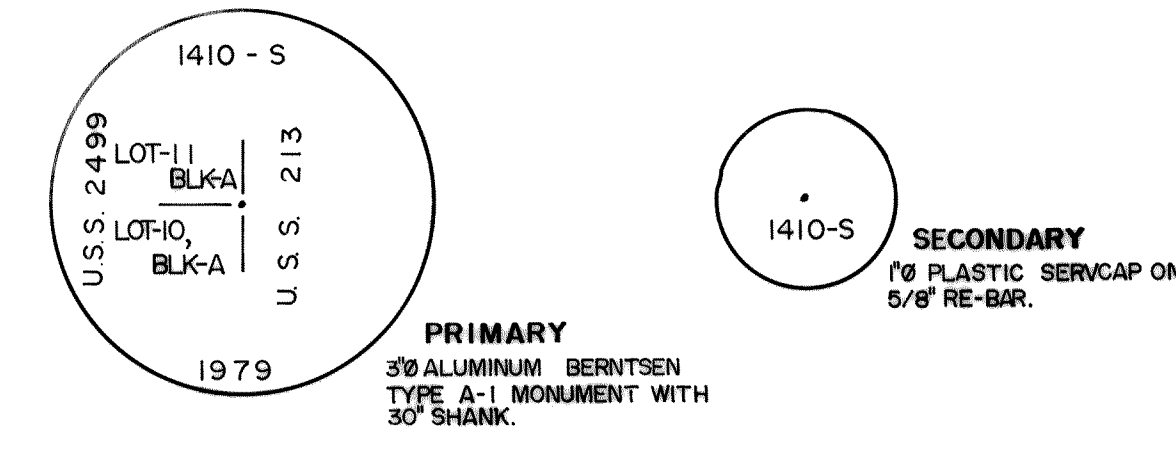
Petersburg Borough

82

GENERAL SURVEY NOTES

- 1. AUTHORIZATION TO CONDUCT THE SKYLARK II SUBDIVISION, A RESUBDIVISION OF A FRACTION OF THE ORIGINAL SKYLARK ADDITION TO PETERSBURG, ALASKA, U.S. SURVEY NO. 2499, WAS BY THE CITY PLANNER AND CITY MANAGER, CITY OF PETERSBURG, ALASKA IN APRIL 1979.
2. THE BASIS-OF-BEARING FOR CONDUCTING THE RETRACEMENT SURVEY AND FOR CONDUCTING THE RESUBDIVISION WAS THE LINE-OF-SIGHT BETWEEN ORIGINAL G.L.O. CORNERS 2 AND 3, SKYLARK ADDITION TO PETERSBURG, ALASKA, U.S. SURVEY NO. 2499. THE ACCEPTED BEARING BETWEEN SAID RECOVERED MONUMENTS WAS ACCEPTED AS S 89°58'00" W.
3. BEARINGS DENOTED ON THIS PLAT ARE ROUNDED TO THE NEAREST 15" OF ARC. DISTANCES ARE SHOWN TO THE NEAREST 0.01 OF A FOOT. ALL LAND ACREAGE IS SHOWN IN SQUARE FOOTAGE.
4. VACATION OF CERTAIN STREETS WITHIN THE ORIGINAL SKYLARK ADDITION TO PETERSBURG, ALASKA REQUIRES THAT LOTS 1, 2, 3, 3A & 5A OF BLOCK 221 AND LOTS 1B, 2B, 3, 4A, 4C, 5A, & 5B OF BLOCK 222 AND LOTS 1B, 6, 5, 4, & 2 OF BLOCK 223 AND LOTS 1, 2A & 4A OF BLOCK 224 RECEIVE PORTIONS OF THE VACATED SKYLARK AVENUE
5. THIS PLAT DEPICTS ALASKA DEPARTMENT OF HIGHWAYS' RIGHT-OF-WAY "TAKES" FOR RECENT HIGHWAY CONSTRUCTION TO MITKOF HIGHWAY IN PETERSBURG, ALASKA. THE "RIGHT-OF-WAY TAKES" WERE ACCOMPLISHED DURING THE LATE 1960'S AND EARLY 1970'S.
6. ORIGINAL G.L.O. COURSES (BEARINGS AND DISTANCES) WHEN MEASURED OR COMPUTED THAT DIFFER FROM THE ORIGINAL RECORD COURSE, AS DENOTED BY RECOVERED MONUMENTS, IS REFLECTED BY THE RECORD COURSE SHOWN IN PARENTHESES FOLLOWED BY THE MEASURED AND/OR COMPUTED COURSE SHOWN WITHOUT PARENTHESES, THUSLY; (S 0°51'18" W - 1163.59') S 0°50'00" W - 1165.85'.
7. BLOCK 278 OF SEVERSON ADDITION TO CITY OF PETERSBURG WAS SINGLE LINE PROPORTIONED BASED ON RECOVERED MONUMENTS.

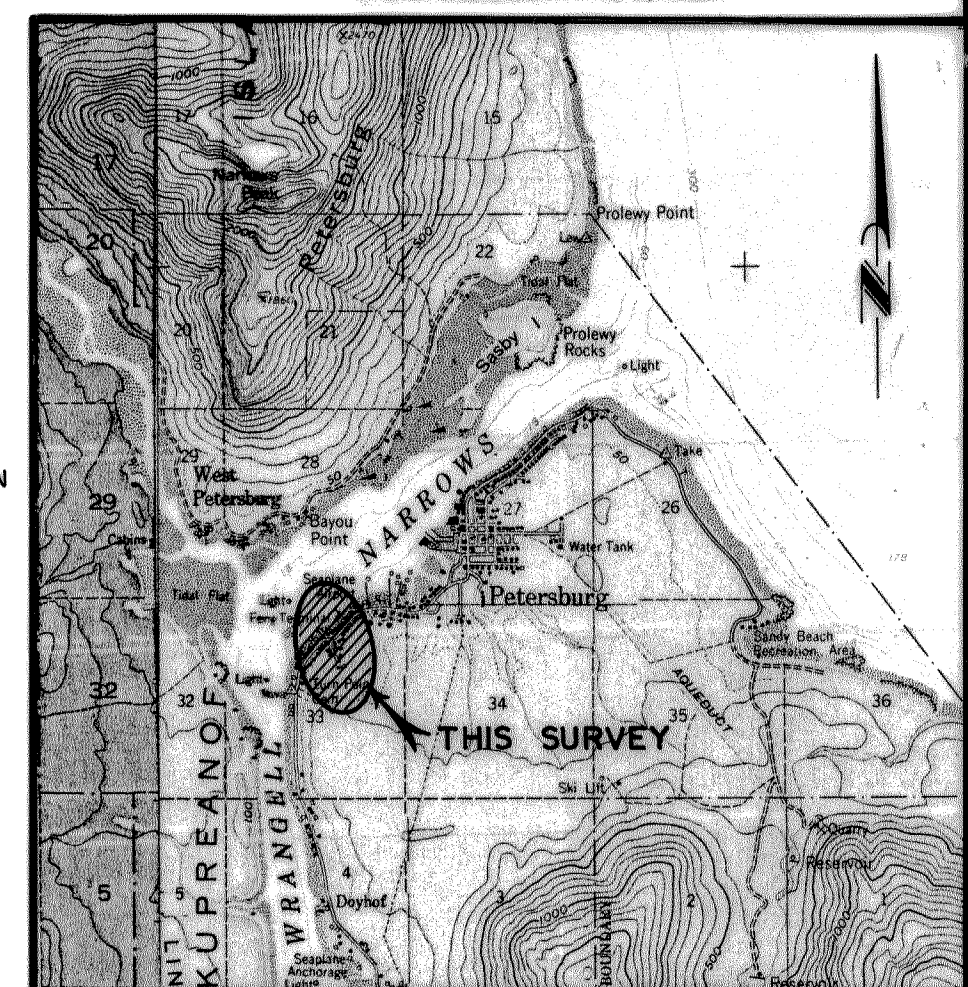
TYPICAL MONUMENTS SET THIS SURVEY



SURVEYORS STATEMENT

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT, TO THE BEST OF MY ABILITY.

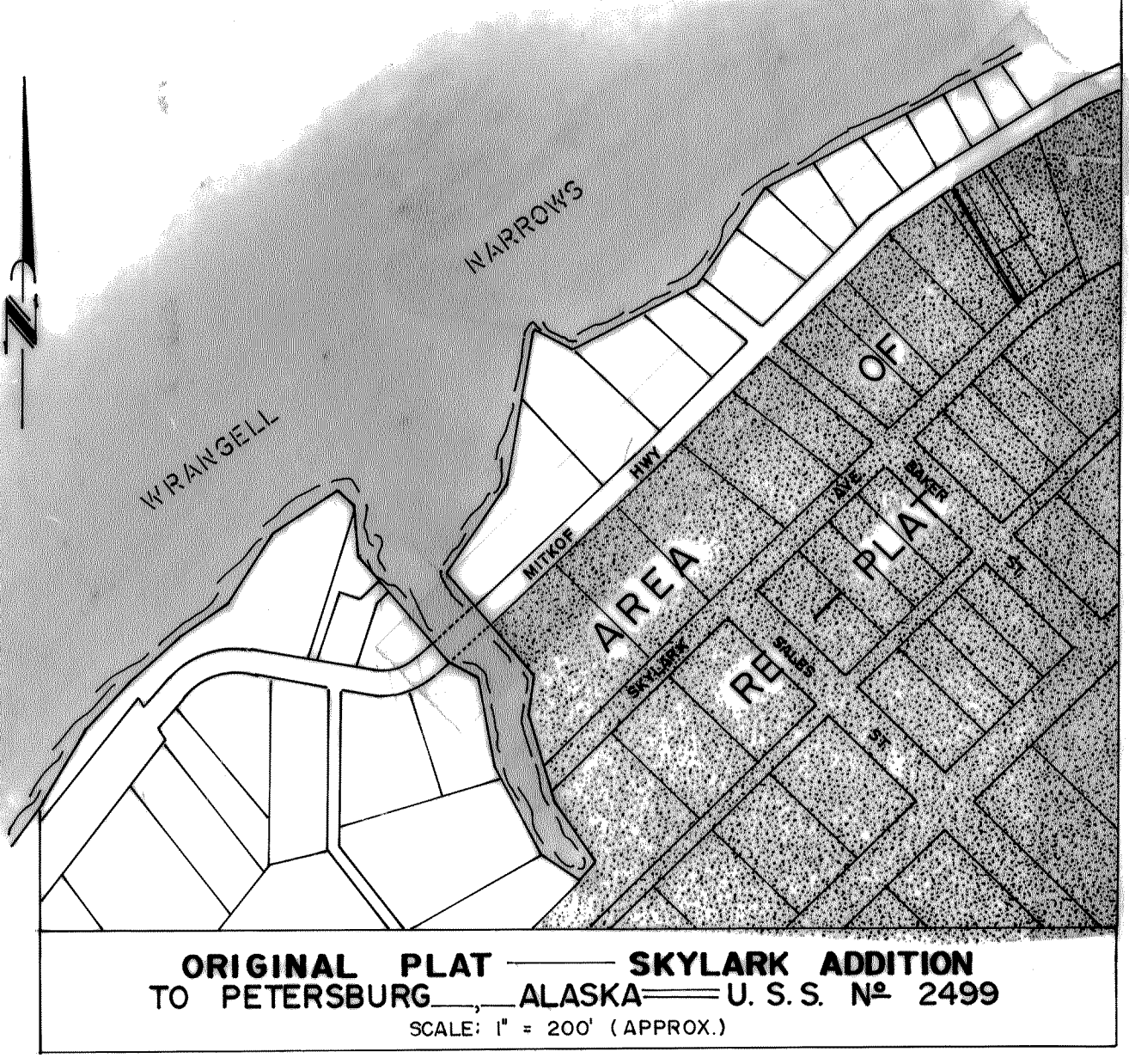
MALCOLM A. MENZIES
APRIL 23, 1979
MARCH 15, 1981



VICINITY MAP
SOURCE: U.S.G.S. QUADRANGLE PETERSBURG (D-3) ALASKA
SCALE: 1" = 63,360'
DATE: 1951 REV: 1963

SYMBOLS

- Recovered G.L.O./B.L.M. Monument
Primary Mon. Established This Survey
Secondary Mon. Established This Survey
Power Pole
Antenna
Building



CERTIFICATE OF APPROVAL BY THE BOARD

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF PETERSBURG, ALASKA AND THAT SAID PLAT HAS BEEN APPROVED BY THE PLATTING BOARD BY PLAT RESOLUTION NO. 3 DATED OCTOBER 12, 1981 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT RECORDING OFFICE, PETERSBURG, ALASKA.

DATED DECEMBER 17, 1981
Ronald J. Lohd
CHAIRPERSON
CITY OF PETERSBURG PLATTING BOARD

ATTEST: Dave Ellis
CLERK
CITY OF PETERSBURG PLATTING BOARD

CERTIFICATE OF APPROVAL BY PETERSBURG CITY COUNCIL

I HEREBY CERTIFY THAT THE ORDER OF THE CITY OF PETERSBURG PLANNING AND ZONING COMMISSION APPROVING SAID PLAT ON THE 19TH DAY OF OCTOBER, 1981 WAS APPROVED BY RESOLUTION OF THE CITY OF PETERSBURG COMMON COUNCIL DATED THE 20TH DAY OF OCTOBER, 1981.

DATED AT PETERSBURG, ALASKA THIS 3RD DAY OF DECEMBER, 1981.

ATTEST: Jimmy Tordick, Don Keeney
CITY CLERK, MAYOR, CITY OF PETERSBURG

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED:

DATED DECEMBER 2, 1981

- Witnesses and owners for Block 222, Block 223, Block 224, and Block 278, including names like E. J. Bran, Sue Wheeler, May R. Kunata, Maria A. Sullivan, etc.

CERTIFICATE OF OWNERSHIP FOR THE CITY OF PETERSBURG

I HEREBY CERTIFY THAT THE CITY OF PETERSBURG IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON.

DATED DECEMBER 3, 1981

ATTEST: Jimmy Tordick, Don Keeney
CITY CLERK, MAYOR, CITY OF PETERSBURG

SPECIAL NOTE
ORIGINAL G.L.O. SKYLARK SURVEY DENOTES THE 'SLOUGH' TO END AT THE NW BOUNDARY OF L-4, BLOCK 221; THE 'SLOUGH' IN FACT EXTENDS BEYOND THE BOUNDARY LINE.

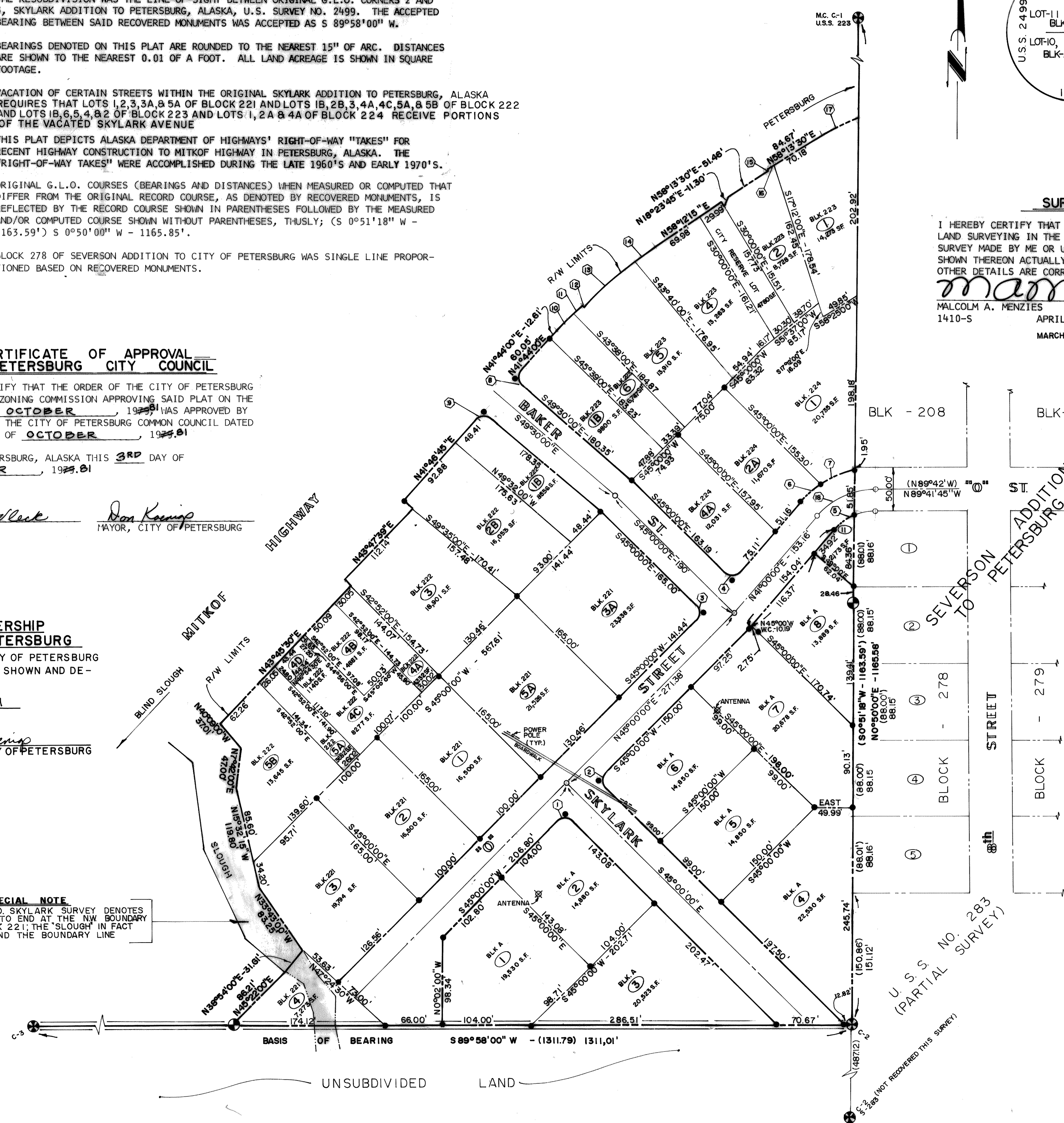


Table of Curves with columns: FLAG, LOT/BLOCK, R, T, L, CHORD. Contains 17 rows of curve data.

REVISED PLAT

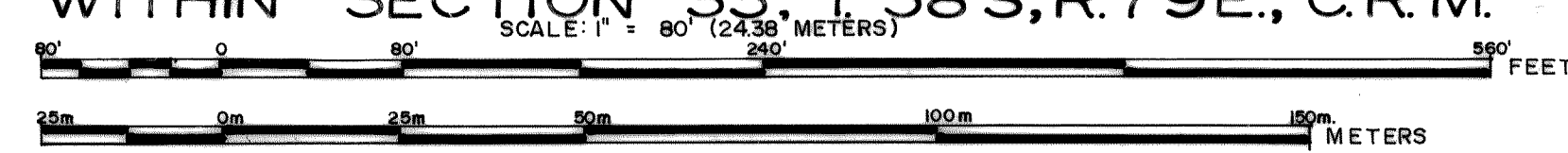
REVISIONS HAVE BEEN MADE TO CORRECT DISTANCE OF SW PROPERTY LINE OF LOT 7 BLOCK A FROM 170.76 TO 198.00 AND NW PROPERTY LINE OF LOT 6 BLOCK A FROM 154.04 TO 116.37.

THE ABOVE REVISION CONSTITUTES THE SOLE CHANGE MADE TO THE PLAT ASIDE FROM ITS NOTATION IN THE REVISION BLOCK ON THE PLAT. THE ABOVE REVISION DOES NOT ALTER LOT AREAS AND DOES NOT AFFECT OR INFLUENCE ANY CHANGE OF OWNERSHIP, DRAINAGE FEATURES, RIGHTS-OF-WAY, OR ANY OTHER ITEM WHICH WOULD ADVERSELY AFFECT THIS OR ADJACENT PROPERTIES. I AM THEREFORE SUBMITTING THIS PLAT FOR REILING AS CORRECTED.

Signature: Pete Bloom LS 3189
DATE: 7/21/90

SKYLARK II SUBDIVISION

A RE-SUBDIVISION PLAT DENOTING THE VACATION OF SKYLARK AVE., A FRACTION OF BAKER ST.; SALES ST.; AN UN-NAMED STREET AND ALLEY WAY AS WELL AS THE RE-PLATTING OF A FRACTION OF SKYLARK ADDITION TO PETERSBURG, ALASKA U. S. SURVEY NO 2499 & LOT-1, BLOCK-278, SEVERSON ADDITION TO PETERSBURG, A FRACTION OF U.S.S. NO 283 WITHIN SECTION 33, T.58S, R.79E., C.R.M.



SKYLARK II SUBDIVISION
A RE-SUBDIVISION OF A FRACTION OF SKYLARK ADDITION TO PETERSBURG, ALASKA U.S. SURVEY NO.2499 WITHIN SECTION 33, T.58S, R.79E., C.R.M.

SUBDIVIDER: CITY OF PETERSBURG
SURVEYOR: R & M CONSULTANTS INC.
REVISION: MAR, 1990 - DIST. S.W. PROP. LINE LOT 7, BLOCK A
REVISION: DEC, 1986 - BEARINGS & DISTANCES, LOTS 2B, 1B, 7 & 8
DATE: APRIL 1979 SCALE: AS SHOWN

NOTARY'S ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY OF November, 1981
Notary: Patricia A. Curtis

PLAT 90-14

PETE PLAT # 81-19
90-14

90-14
RECORDED - FILED 20-
Petersburg REC. DIST.
DATE 7/21/90
FILED 10/18/90
R & M CONSULTANTS INC.
1786 JUNEAU, ALASKA 99801

Plat 81-19
RECORDED - FILED 20-
Petersburg REC. DIST.
DATE 12/28/81
FILED 10/18/90
R & M CONSULTANTS INC.
1786 JUNEAU, ALASKA 99801

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE 3/21/90 OWNER CITY OF PETERSBURG

NOTARY'S ACKNOWLEDGEMENT

U.S. OF AMERICA
STATE OF ALASKA
CITY OF PETERSBURG

THIS IS TO CERTIFY THAT ON THIS 21 day of March, 1990, BEFORE ME, THE UNDERSIGNED, a Notary Public in and for the State of Alaska, personally appeared Patricia Curtis

TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND HE ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 21 day of March, 1990, IN THIS CERTIFICATE FIRST HEREIN MENTIONED IN WITNESS WHEREOF I HAVE HEREON SET MY HAND AND SEAL OF OFFICE.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES 10/13/90

CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT)

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND AN ACTING ASSESSOR FOR THE CITY OF PETERSBURG, HEREBY CERTIFY, THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY OF PETERSBURG, IN THE NAME OF City of Petersburg AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY OF PETERSBURG ARE paid; THAT CURRENT TAXES FOR THE YEAR 1990 WILL BE DUE ON OR BEFORE Sept 30, 1990, DATED THIS 21 day of March, 1990.

ASSESSOR, CITY OF PETERSBURG
Jedell Jones

CERTIFICATE OF APPROVAL BY THE BOARD

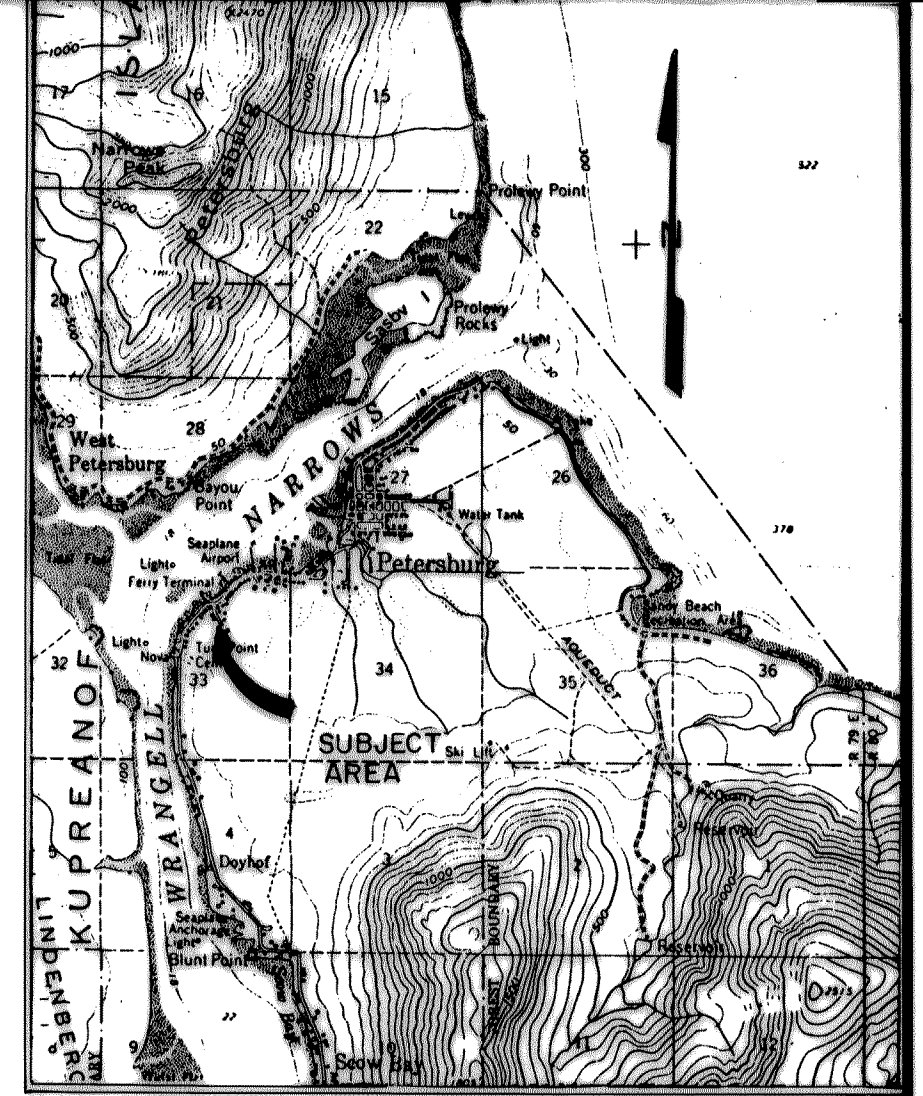
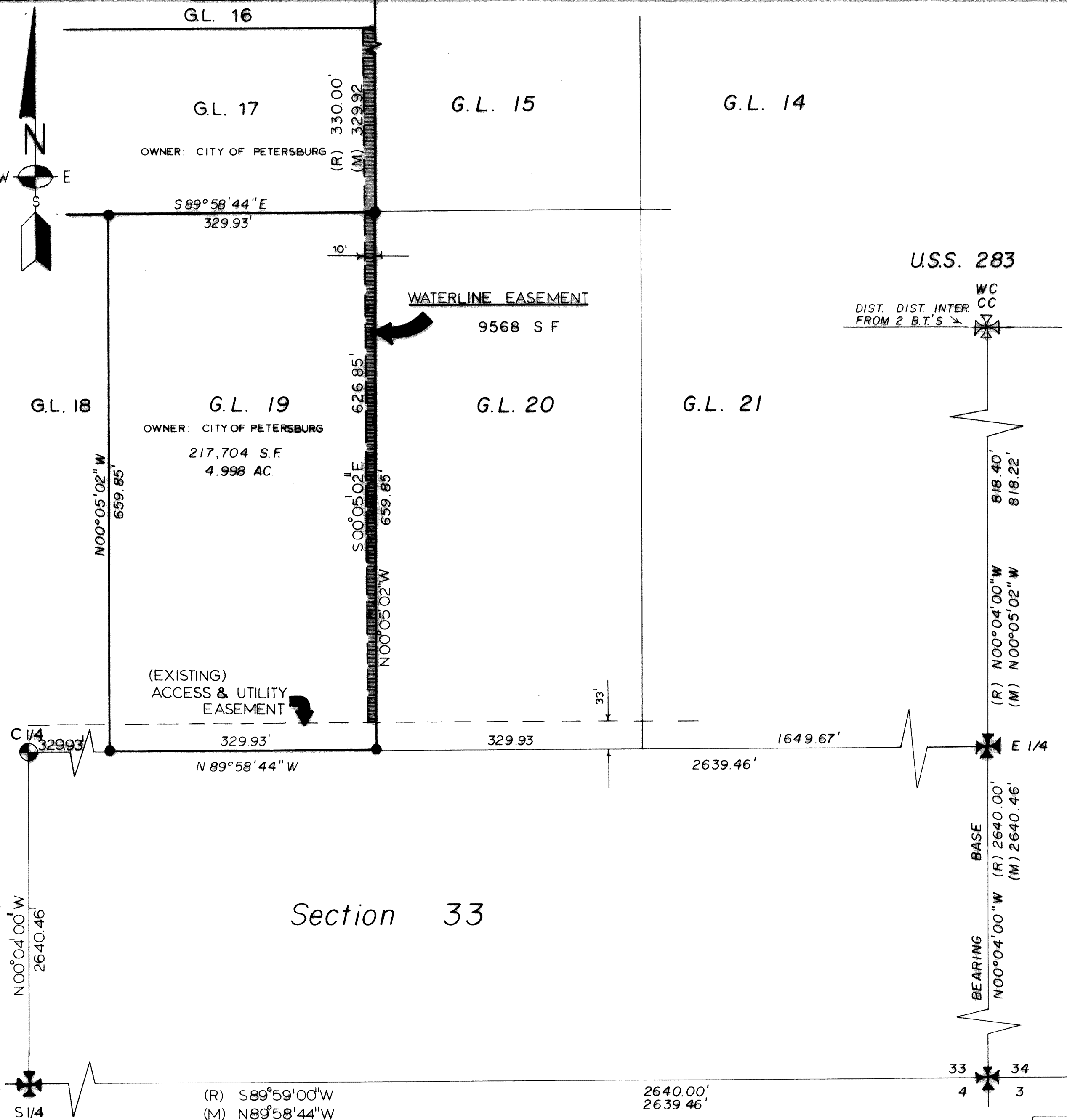
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF PETERSBURG PLATTING BOARD, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD BY PLAT RESOLUTION NO. 19, DATED 19, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, PETERSBURG, ALASKA.

DATE 3/19/90 Brian L. Lyle CHAIRMAN, PLATTING BOARD
Patricia Curtis SECRETARY

CERTIFICATE OF APPROVAL BY THE COUNCIL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF PETERSBURG CORPORATION AS SET FORTH IN MINUTE BOOK 10 PAGE 10 DATED 19 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, PETERSBURG, ALASKA.

DATE 5/21/90 Patricia Curtis MAYOR
CITY CLERK



VICINITY MAP
SCALE: 1" = 1 MILE

NOTES

- 1) GOV'T LOTS NORTH OF THE E 1/4 OF SEC. 33 WERE PROPORTIONED IN RATIO TO THE MEASURED RECORD DISTANCE BETWEEN THE E 1/4 AND THE WC. CLOSING CORNER.
- 2) REFER TO R.O.W. PERMIT ADL 56411 FOR THE ACCESS/UTILITY EASEMENT.
- 3) TWO REFERENCE MONUMENTS (R.M.'S.) WERE RECOVER FOR THE CENTER 1/4 CORNER.
 - 1) RM # 1 BEARS N7°53'56"E 95.43 FT
 - 2) RM # 2 BEARS S15°33'50"E 138.72 FT

LEGEND

- ⊕ G.L.O. B.C. MONUMENT RECOVERED
- ⊗ G.L.O. MONUMENT POSITION ESTABLISHED BY RECORD B.T.'S. NO MONUMENT SET.
- ⊙ PRIMARY ALUM. POST MONUMENT RECOVERED
- REBAR & ALUM. CAP RECOVERED
- (R) RECORD
- (M) MEASURED

PETERSBURG RECORDING DISTRICT

SURVEYOR'S CERTIFICATE

I hereby certify that I am a registered Surveyor, licensed in the State of Alaska, and that in MARCH, 1986 a survey of the herein described lands was conducted under my direct supervision and that this plat is a true and accurate representation of the field notes of said survey, and that all dimensions and other details are correct according to said field notes.



DATE 2/26/90 Greg Scheff

90-9
RECORDED - FILED
Petersburg REC. DIST.
DATE MAY 14 1990
TIME 4:00 P.
Requested by Greg Scheff Assoc.
P.O. Box 850
Petersburg Alaska 99833

WATERLINE EASEMENT

GOV'T LOTS 19, AND 17, SEC. 33
T 58S R 79E C.R.M.

CLIENT: CITY OF PETERSBURG FRED & ENID MAGILL
BOX 329 BOX 444
PETERSBURG, AK 99833 PETERSBURG, AK 99833

GREG SCHEFF & ASSOCIATES
LAND SURVEYORS
BOX 850
PETERSBURG, AK. 99833

DATE	NAME OF SURVEYOR	PROJECT NUMBER
SEPT. 28, 1989	GREG SCHEFF & ASSOC.	51005-01-07 P
SCALE 1" = 100'	DRAWN BY	LMS

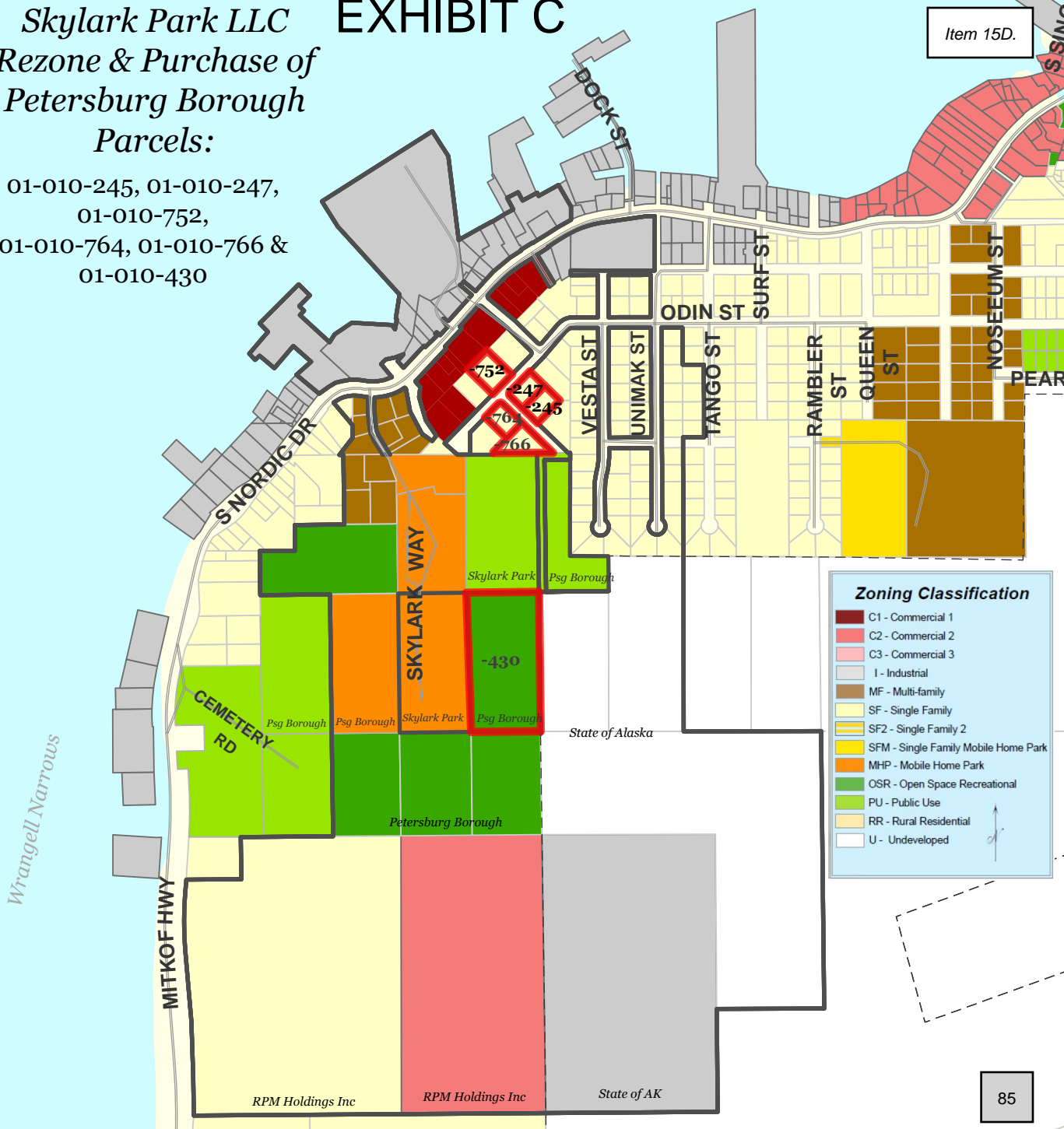
PETERSBURG 90-9

*Skylark Park LLC
Rezone & Purchase of
Petersburg Borough
Parcels:*

EXHIBIT C

01-010-245, 01-010-247,
01-010-752,
01-010-764, 01-010-766 &
01-010-430

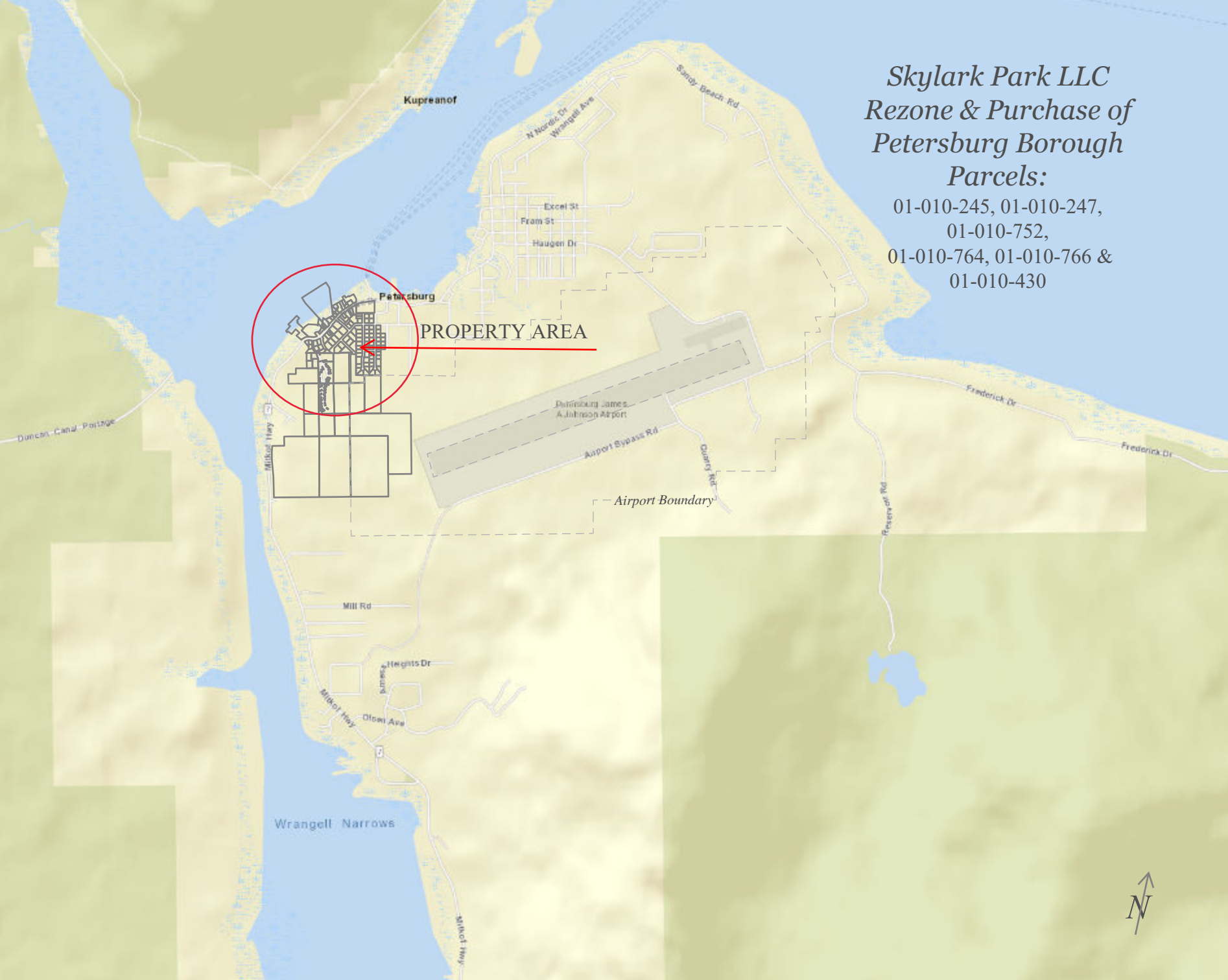
Item 15D.



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

*Skylark Park LLC
Rezone & Purchase of
Petersburg Borough
Parcels:*

01-010-245, 01-010-247,
01-010-752,
01-010-764, 01-010-766 &
01-010-430



PROPERTY AREA

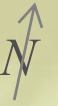


EXHIBIT D



September 26, 2023

TRIDENT SEAFOODS CORPORATION
5303 SHILSHOLE AVE NW
SEATTLE, WA 98107

NOTICE OF SCHEDULED PUBLIC HEARINGS

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

1. An initiation and recommendation to the Borough Assembly for a rezone of 5 lots from Single-Family Residential to Single-Family Mobile Home and 1 parcel from Open-Space Recreation to Single-Family Mobile Home located at 1104, 1105, and 1107 Odin St, Lots 3 and 5, Skylark II Subdivision, and Government Lot 21, Section 33, T58S, R79E (PID: 01-010-752, 01-010-247, 01-010-245, 01-010-764, 01-010-766, 01-010-430)
2. Recommendation to the Borough Assembly on a request from Skylark Park LLC to purchase borough-owned property at 1104, 1105, and 1107 Odin St, Lots 3 and 5, Skylark II Subdivision, and Government Lot 21, Section 33, T58S, R79E (PID: 01-010-752, 01-010-247, 01-010-245, 01-010-764, 01-010-766, 01-010-430)

The public hearing and consideration of the application will be held:	Tuesday, October 10th 2023, 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,

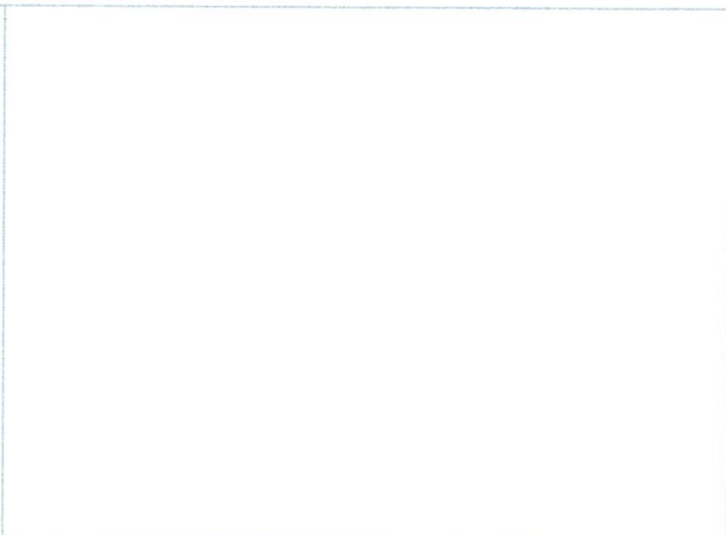
Liz Cabrera, Community & Economic Development Department

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
SALLY DWYER		PO BOX 1788	PETERSBURG	AK	99833-1788
JIM FLOYD		PO BOX 281	PETERSBURG	AK	99833-0281
JOHN JENSEN		PO BOX 681	PETERSBURG	AK	99833-0681
PHIL MEEKS		PO BOX 1514	PETERSBURG	AK	99833-1514
MARIETTA DAVIS		PO BOX 673	PETERSBURG	AK	99833-0673
SKYLARK PARK LLC		PO BOX 2070	PETERSBURG	AK	99833-2070
AGNER JESSE A	AGNER MARGARET H	PO BOX 565	PETERSBURG	AK	99833-0565
ALASKA STATE OF		550 W 7TH AVE STE 1050A	ANCHORAGE	AK	99501-3579
AMANECER ELIZABETH		PO BOX 215	PETERSBURG	AK	99833-0215
ANDERSON AMY E		PO BOX 2064	PETERSBURG	AK	99833-2064
ARMIN NORMAN	ARMIN MERRY	PO BOX 1876	PETERSBURG	AK	99833-1876
BERTAGNOLI JOE		PO BOX 481	PETERSBURG	AK	99833-0481
BOJORQUEZ-FELIX RICARDO		PO BOX 2011	PETERSBURG	AK	99833-2011
BRADFORD AARON	BRADFORD JANET	PO BOX 946	PETERSBURG	AK	99833-0946
BRAUN RICK G	BRAUN SUE A	PO BOX 211	PETERSBURG	AK	99833-0211
BURRELL SIGMUND BURRELL AMBRE	SKYLARK PARK LLC	PO BOX 2070	PETERSBURG	AK	99833-2070
CANGIALOSI SALVATORE A		PO BOX 1414	PETERSBURG	AK	99833-1414
CARNES SHANE	PHILLIPS DEANNA	PO BOX 1573	PETERSBURG	AK	99833-1573
CHITTENDEN TIMOTHY R		PO BOX 1774	PETERSBURG	AK	99833-1774
CISNEY JOE ALLEN	CISNEY JENNIFER MAE	PO BOX 349	PETERSBURG	AK	99833-0349
CLARK KEVIN J		PO BOX 1256	NOME	AK	99762-1256
COLLINS KEVIN	BRUSELL PRISCILLA	PO BOX 1856	PETERSBURG	AK	99833-1856
CONN JOSHUA H	CONN HEATHER	PO BOX 593	PETERSBURG	AK	99833-0593
CONNOR WILLIAM H JR		PO BOX 1124	PETERSBURG	AK	99833-1124
COTTA CARISSA R		PO BOX 615	PETERSBURG	AK	99833-0615
CUMMINGS ROBIN	CUMMINGS JOYCE	PO BOX 1754	PETERSBURG	AK	99833-1754
CURTIS DYLAN		PO BOX 2065	PETERSBURG	AK	99833-2065
DAVIS KELLY		PO BOX 311	PETERSBURG	AK	99833-0311
DIAMANTE GIFT SHOPPE INC		PO BOX 1029	PETERSBURG	AK	99833-1029
EGEN KADDY		PO BOX 1644	PETERSBURG	AK	99833-1644
ELLIS MARY ANNE		PO BOX 472	PETERSBURG	AK	99833-0472
ENGELL JAMES B	ENGELL JILL E	PO BOX 730	PETERSBURG	AK	99833-0730
ENRIQUEZ JORGE A	ENRIQUEZ MINDY J	PO BOX 1132	PETERSBURG	AK	99833-1132
FALTER TERRY	FALTER TERRI	PO BOX 1868	PETERSBURG	AK	99833-1868
FRANKLIN CLAYTON S		PO BOX 62	PETERSBURG	AK	99833-0062
FRANKLIN KYLE O	FRANKLIN VIKKI	PO BOX 62	PETERSBURG	AK	99833-0062
FRENTZ STEPHEN	FRENTZ MELANIE	PO BOX 66	PETERSBURG	AK	99833-0066
FRIEND REX	FRIEND CHERI	PO BOX 1225	PETERSBURG	AK	99833-1225
GARD TIMOTHY	GARD LISA	21700 WILDFLOWER DR	NEWBERG	OR	97132
GOOD INVESTMENTS LLC		PO BOX 818	PETERSBURG	AK	99833-0818
GRANBERG LOREEN		PO BOX 2002	PETERSBURG	AK	99833-2002
HALL KIMBERLY REBECCA		PO BOX 7	PETERSBURG	AK	99833-0007
HAMMER KACEY		PO BOX 97	PETERSBURG	AK	99833-0097
HANAHAN INDIGO L	HANAHAN WILLIAM R	PO BOX 106	PETERSBURG	AK	99833-0106
HASBROUCK MIKA JERE		PO BOX 1902	PETERSBURG	AK	99833-1902
HELMS DAVID	HELMS ALEXANDREA	PO BOX 2194	PETERSBURG	AK	99833-2194
HERMOSA HOLDINGS LLC		PO BOX 1393	PETERSBURG	AK	99833-1393
HESS COURTNEY N	HESS REX	PO BOX 1332	PETERSBURG	AK	99833-1332
HOLMGRAIN RANDAL E	HOLMGRAIN SARAH	PO BOX 1975	PETERSBURG	AK	99833-1975
JONES KENNETH JOHN LORGEN MARIE H		311 MATS VIEW RD	PORT LUDLOW	WA	98365
KANDOLL BRIAN	KANDOLL CAROL	PO BOX 1363	PETERSBURG	AK	99833-1363
KATASSE IRVING		PO BOX 894	PETERSBURG	AK	99833-0894
KLUDT-PAINTER JONATHAN T	KLUDT-PAINTER ERICA L	PO BOX 1972	PETERSBURG	AK	99833-1972
LENZ TORE		PO BOX 1073	PETERSBURG	AK	99833-1073
LITSHEIM PETER	LITSHEIM THERESA	PO BOX 856	PETERSBURG	AK	99833-0856
LOPEZ-MENDOZA JOEL		426 MAGPIE CT	KISSIMMEE	FL	34758-4444
LUHR JASON	LUHR STACY	PO BOX 1663	PETERSBURG	AK	99833-1663
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

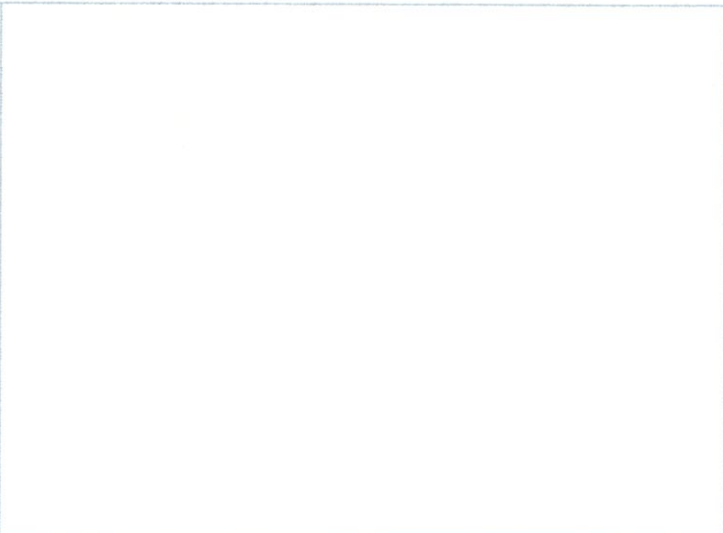
MAIN KEVIN		PO BOX 1704	PETERSBURG	AK	99833-1704
MARIFERN SAMANTHA		PO BOX 178	PETERSBURG	AK	99833-0178
MARSH KIRT	MARSH DONNA	PO BOX 1421	PETERSBURG	AK	99833-1421
MARTIN BROCK F	WEBB SUZANNE M	PO BOX 1398	PETERSBURG	AK	99833-1398
MARTIN MARIA F		PO BOX 646	PETERSBURG	AK	99833-0646
MATTINGLY DARBY	MATTINGLY NICHOLE	PO BOX 783	PETERSBURG	AK	99833-0783
MCCAY ASHON	MCCAY NATALIE	PO BOX 2001	PETERSBURG	AK	99833-2001
MORAN TONY		PO BOX 1191	PETERSBURG	AK	99833-1191
MORRILL DANIEL	MORRILL ELLEN	112 BLACK POWDER RD	FOLSOM	CA	95630
MORRIS CHRISTINA		709 95TH DR SE	LAKE STEVENS	WA	98258-3929
MOULTON WILLIAM T	MOULTON PATRICIA	PO BOX 456	PETERSBURG	AK	99833-0456
MURDOCK WILLIAM CHARLES	MURDOCK EILEEN ROSE	PO BOX 850	PETERSBURG	AK	99833-0850
NEIDIFFER JUSTIN		PO BOX 1763	PETERSBURG	AK	99833-1763
NEIDIFFER KIMBERLY		PO BOX 1913	PETERSBURG	AK	99833-1913
NELSON JOSEPH T	NELSON KAREN G	PO BOX 731	PETERSBURG	AK	99833-0731
NEWMAN LUCAS	NEWMAN TANGI	PO BOX 476	PETERSBURG	AK	99833-0476
NEWMAN SCOTT D	NEWMAN CYNTHIA	PO BOX 1348	PETERSBURG	AK	99833-1348
NEWPORT RACHEL M		PO BOX 1211	PETERSBURG	AK	99833-1211
NORHEIM LADD	NORHEIM BRENDA	PO BOX 935	PETERSBURG	AK	99833-0935
NUSSBAUMER DONA M	NUSSBAUMER ALVIN	PO BOX 994	PETERSBURG	AK	99833-0994
ONEIL DENNIS	ONEIL HEATHER	PO BOX 1083	PETERSBURG	AK	99833-1083
OREAR LARRY	OREAR KATHY	PO BOX 115	PETERSBURG	AK	99833-0115
O'SOUP DERRICK G	O'SOUP KELLY N	PO BOX 1994	PETERSBURG	AK	99833-1994
PARKER SAMMY	NEWTON LEEROY	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
PETERSBURG BIBLE CHURCH		PO BOX 704	PETERSBURG	AK	99833-0704
PETERSEN KARI ANN		PO BOX 2044	PETERSBURG	AK	99833-2044
PETERSON RAYMOND G	PETERSON ELIZABETH K	PO BOX 1491	PETERSBURG	AK	99833-1491
PETRO 49 INC	HARBOR ENTERPRISES INC	PO BOX 389	SEWARD	AK	99664
PHILLIPS AARON L		PO BOX 624	PETERSBURG	AK	99833-0624
PHILLIPS JEANETTE		PO BOX 386	PETERSBURG	AK	99833-0386
PISTON AND RUDDER SERVICE INC		PO BOX 1308	PETERSBURG	AK	99833-1308
PLEW EVA R	SALOMONE PAUL	PO BOX 413	PETERSBURG	AK	99833-0413
POOLE JEFFREY		PO BOX 1715	PETERSBURG	AK	99833-1715
RADFORD GENESIS & MARTINEZ-MACIAS	ALBERTO GREGORIO	PO BOX 2062	PETERSBURG	AK	99833-2062
RENO SEAIRA	SCHONBERG FRANZ	PO BOX 1434	PETERSBURG	AK	99833-1434
RIBICH ELI	RIBICH GAIL	PO BOX 110	PETERSBURG	AK	99833-0110
ROBERTS MARK S	WHITE-ROBERTS LORI	PO BOX 246	PETERSBURG	AK	99833-0246
ROSVOLD ANDERS O		PO BOX 1993	PETERSBURG	AK	99833-1993
ROUNDTREE DEAN & ELENA	ROUNDTREE ARIEL M	PO BOX 454	PETERSBURG	AK	99833-0454
ROUNDTREE JESSE		PO BOX 34	PETERSBURG	AK	99833-0034
RPM HOLDINGS INC		PO BOX 918	PETERSBURG	AK	99833-0918
SAKAMOTO DIANNA	QUEZON ALVIN	PO BOX 1668	PETERSBURG	AK	99833-1668
SCHWARTZ JAMES	SCHWARTZ LESLIE	PO BOX 1506	PETERSBURG	AK	99833-1506
SKEEK GEORGE		PO BOX 334	PETERSBURG	AK	99833-0334
SLAVEN JACOB		PO BOX 973	PETERSBURG	AK	99833-0973
SLAVEN KILLIAN		PO BOX 582	PETERSBURG	AK	99833-0582
STUEBER NORIE	STUEBER GERALD M JR	PO BOX 102	PETERSBURG	AK	99833-0102
STROMDAHL JAMES	STROMDAHL MARY	PO BOX 1326	PETERSBURG	AK	99833-1326
TANGATAILOA STACIE		400 NE 153 ST	SHORELINE	WA	98155
THE MILL INC		PO BOX 790	PETERSBURG	AK	99833-0790
THOMASSEN SCOTT		PO BOX 152	PETERSBURG	AK	99833-0152
TIDWELL JARED		PO BOX 496	PETERSBURG	AK	99833-0496
TONKA SEAFOODS		PO BOX 1420	PETERSBURG	AK	99833-1420
TRIDENT SEAFOODS CORPORATION		5303 SHILSHOLE AVE NW	SEATTLE	WA	98107
TUCKER EMIL K	CHRISTENSEN CARIN L	PO BOX 1785	PETERSBURG	AK	99833-1785
VICK THERESA	VICK DAN	PO BOX 1271	PETERSBURG	AK	99833-1271
VOLK ROBERT D	VOLK ANNE	PO BOX 576	PETERSBURG	AK	99833-0576
WALLEN LISA J		PO BOX 1668	PETERSBURG	AK	99833-1668
WOOD GEORGE	WOOD SUSAN	PO BOX 902	PETERSBURG	AK	99833-0902
WORHATCH ERICA		PO BOX 986	PETERSBURG	AK	99833-0986
YOUNG ELROY L & ALICE H		PO BOX 2100	PETERSBURG	AK	99833-2100
REGULA RANDY R & REBECCA A		PO BOX 2100	PETERSBURG	AK	99833-2100
YUEN THAN		PO BOX 1113	PETERSBURG	AK	99833-1113



CURRENT OWNER		PROPERTY IDENTIFICATION					
PETERSBURG BOROUGH PO BOX 329 PETERSBURG AK 99833-0329		Parcel #	01-010-245	Use	V - Vacant Land		
		City Number		Building Use			
		Mobile Home #		Service Area	S		
PROPERTY INFORMATION							
Improvement Size	Year Built	Land Size	14,850	SF			
Basement Size	Effective Age	Zone	SF				
Garage Size	Taxable Interest	Non-Taxable					
LEGAL DESCRIPTION							
Plat #	90-14	Lot #	5	Block	A	Tract	Rec. District Petersburg - 110
Describe							Date Recorded
EXEMPTION DETAIL							
Fee Value	Land	Improvements	Total				
MUNICIPAL	\$37,400		\$37,400				
Total Exempt						-\$37,400	
Taxable Value	\$37,400					\$37,400	
PROPERTY HISTORY							
Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2024	Non-Taxable	\$37,400		\$37,400	-\$37,400	\$0	
2023	Non-Taxable				\$0	\$0	
2022	Non-Taxable				\$0	\$0	
2021	Non-Taxable				\$0	\$0	
2020	Non-Taxable				\$0	\$0	



CURRENT OWNER		PROPERTY IDENTIFICATION					
PETERSBURG BOROUGH PO BOX 329 PETERSBURG AK 99833-0329		Parcel #	01-010-247	Use	V - Vacant Land		
		City Number		Building Use			
		Mobile Home #		Service Area	S		
PROPERTY INFORMATION							
Improvement Size	Year Built	Land Size	14,850	SF			
Basement Size	Effective Age	Zone	SF				
Garage Size	Taxable Interest	Non-Taxable					
LEGAL DESCRIPTION							
Plat #	90-14	Lot #	6	Block	A		
Tract	Rec. District		Petersburg - 110				
Describe					Date Recorded		
EXEMPTION DETAIL							
Fee Value	Land	Improvements	Total				
MUNICIPAL	\$37,400		\$37,400				
Total Exempt			-\$37,400				
Taxable Value	\$37,400	\$37,400					
PROPERTY HISTORY							
Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2024	Non-Taxable	\$37,400		\$37,400	-\$37,400	\$0	
2023	Non-Taxable				\$0	\$0	
2022	Non-Taxable				\$0	\$0	
2021	Non-Taxable				\$0	\$0	
2020	Non-Taxable				\$0	\$0	



CURRENT OWNER				PROPERTY IDENTIFICATION			
PETERSBURG BOROUGH PO BOX 329 PETERSBURG AK 99833-0329				Parcel #	01-010-430	Use	V - Vacant Land
				City Number		Building Use	
				Mobile Home #		Service Area	S
PROPERTY INFORMATION							
Improvement Size		Year Built		Land Size	217,800	SF	
Basement Size		Effective Age		Zone	OSR		
Garage Size		Taxable Interest	Non-Taxable				
LEGAL DESCRIPTION							
Plat #	Lot #	GL	Block	Tract	Rec. District	Petersburg - 110	
Describe						Date Recorded	
EXEMPTION DETAIL							
Fee Value		Land		Improvements		Total	
MUNICIPAL		\$135,000				\$135,000	
Total Exempt						-\$135,000	
Taxable Value		\$135,000				\$135,000	
PROPERTY HISTORY							
Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2024	Non-Taxable	\$135,000		\$135,000	-\$135,000	\$0	
2023	Non-Taxable				\$0	\$0	
2022	Non-Taxable				\$0	\$0	
2021	Non-Taxable				\$0	\$0	
2020	Non-Taxable				\$0	\$0	

CURRENT OWNER		PROPERTY IDENTIFICATION					
PETERSBURG BOROUGH PO BOX 329 PETERSBURG AK 99833-0329		Parcel #	01-010-764	Use	V - Vacant Land		
		City Number		Building Use			
		Mobile Home #		Service Area	S		
PROPERTY INFORMATION							
Improvement Size	Year Built	Land Size	14,880	SF			
Basement Size	Effective Age	Zone	SF				
Garage Size	Taxable Interest	Non-Taxable					
LEGAL DESCRIPTION							
Plat #	90-14	Lot #	2	Block	A	Tract	Rec. District Petersburg - 110
Describe							Date Recorded
EXEMPTION DETAIL							
		Land	Improvements	Total			
Fee Value		\$37,500		\$37,500			
MUNICIPAL		\$0	\$0	\$0			
Total Exempt		\$0	\$0	-\$37,500			
Taxable Value		\$37,500	\$0	\$37,500			
PROPERTY HISTORY							
Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2024	Non-Taxable	\$37,500		\$37,500	-\$37,500	\$0	
2023	Non-Taxable	\$0		\$0	\$0	\$0	
2022	Non-Taxable	\$0		\$0	\$0	\$0	
2021	Non-Taxable	\$0		\$0	\$0	\$0	
2020	Non-Taxable	\$0		\$0	\$0	\$0	

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CURRENT OWNER	PROPERTY IDENTIFICATION			
PETERSBURG BOROUGH PO BOX 329 PETERSBURG AK 99833-0329	Parcel #	01-010-766	Use	V - Vacant Land
	City Number		Building Use	
	Mobile Home #		Service Area	S

PROPERTY INFORMATION				
Improvement Size	Year Built	Land Size	20,523	SF
Basement Size	Effective Age	Zone	SF	
Garage Size	Taxable Interest	Non-Taxable		

LEGAL DESCRIPTION				
Plat #	90-14	Lot #	3	Block A Tract Rec. District Petersburg - 110
Describe				Date Recorded

EXEMPTION DETAIL			
Fee Value	Land	Improvements	Total
MUNICIPAL	\$51,700		\$51,700
Total Exempt			-\$51,700
Taxable Value	\$51,700		\$51,700

PROPERTY HISTORY							
Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2024	Non-Taxable	\$51,700		\$51,700	-\$51,700	\$0	
2023	Non-Taxable				\$0	\$0	
2022	Non-Taxable				\$0	\$0	
2021	Non-Taxable				\$0	\$0	
2020	Non-Taxable				\$0	\$0	

1104 ODIN ST

Tax Year 2024

CURRENT OWNER			PROPERTY IDENTIFICATION				
PETERSBURG BOROUGH PO BOX 329 PETERSBURG AK 99833-0329			Parcel #	01-010-752	Use	V - Vacant Land	
			City Number	Building Use			
			Mobile Home #	Service Area	S		
PROPERTY INFORMATION							
Improvement Size	Year Built			Land Size	21,526	SF	
Basement Size	Effective Age			Zone	SF		
Garage Size	Taxable Interest			Non-Taxable			
LEGAL DESCRIPTION							
Plat #	90-14	Lot #	5A	Block	221	Tract	Rec. District Petersburg - 110
Describe							Date Recorded
EXEMPTION DETAIL							
		Land	Improvements		Total		
Fee Value		\$54,200			\$54,200		
MUNICIPAL							
Total Exempt					-\$54,200		
Taxable Value		\$54,200			\$54,200		
PROPERTY HISTORY							
Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2024	Non-Taxable	\$54,200		\$54,200	-\$54,200	\$0	
2023	Non-Taxable				\$0	\$0	
2022	Non-Taxable				\$0	\$0	
2021	Non-Taxable				\$0	\$0	
2020	Non-Taxable				\$0	\$0	

SKYLARK PARK LLC
 PO BOX 2126
 PETERSBURG, ALASKA 99833
 907.772.3888
ambre@rocknroadak.com

October 11, 2023

Petersburg Assembly

Good afternoon Assembly Members,

We have filed a land disposal application to purchase Borough owned property which was approved on Tuesdays Planning and Zoning meeting. Our intention is to put roads and utilities in phases and sell parcels on the open market. We have the knowledge and resources to help a continually talked about and yet to be addressed housing crisis in our community. However, the success of our project in creating affordable lots is entirely dependent on the cost of the lots the Borough will sell us to make this happen. While we are not a federally recognized tribe or non-profit organization, we have always tried hard to give back and help enhance our community. We are confident if we can move this project forward as we envision it, we will retain young people, give working families a realistic opportunity to own their own home and maybe even entice people from other communities lacking housing to move here and help fill our workforce.

16.12.060 - Borough initiation of disposal of real property.

A. The borough assembly may initiate the disposal of real property not needed for a public use, on terms and conditions established by the assembly. The assembly may refer a proposed disposal *to* the planning commission for review and recommendation. All disposals of borough real property shall be by public sale *to* the highest responsible bidder, conducted either by sealed competitive bid or *outcry* auction, **unless the assembly determines that an exemption from public sale is in the best interests of the borough; if the disposal is so exempted, the assembly shall establish the alternative method of disposal, and the terms and conditions of disposal. If the assembly determines *to* proceed by direct negotiations, the assembly may authorize the borough manager *to* commence such negotiations for disposal of borough property; the final terms of a negotiated disposal are subject *to* approval by the assembly unless the minimum essential terms and the authority of the borough manager *to* execute the disposal are set forth in the resolution or ordinance authorizing negotiations.** If the disposal is *to* proceed by direct negotiations, notice shall be provided *to* the owners of real property located immediately adjacent *to* the property, by certified mail *to* the last known address of record, prior *to* any final assembly approval of the disposal.

I hope as we move forward you will allow us to work directly with the Borough Manager to purchase these properties instead of competitive bid or outcry auction.

Thank you for your consideration.

Regards,
 Sigmund K and Ambre R Burrell
 Skylark Park LLC



November 6, 2023

Brittany Williams, Trust Resource Manager
Alaska Department of Natural Resources
Mental Health Land Trust
2600 Cordova Street, Suite 100
Anchorage, AK 99503

Via email to: Brittany.williams@alaska.gov

Dear Ms. Williams,

The Petersburg Assembly would like to discuss options for establishing a 50-foot public access easement to Lot 37, TLO parcel number CRM-2387, which is included in the 2023 Land Sale Auction: Petersburg (MHT 9101276), and to Lots 38 (CRM-2388), and 39 (CRM-2389).

Our concern is that at mean high water, recreation and subsistence users are cut off from accessing traditional fishing areas, or if they were fishing, will not be able to safely travel back to the US Forest Service trailhead. These lots are located along Blind Slough, which is the salmon release and return for Crystal Lake Hatchery and an important driver for our local economy as the hatchery provides harvest opportunity for subsistence, sport, charter, and commercial fisheries. As a result, Blind Slough is heavily used by residents and visitors alike and the area is valued aesthetically, historically, and economically.

It is our understanding that the TLO is asserting that AS 38.05.127, Access to navigable or public water and requiring "to and along" easements is not applicable here because the subject property is "original Trust land" and that applying an easement diminishes the sale value of trust lands and therefore is inconsistent with Trust management principles.

As this area is important to area residents, the borough would like to purchase the public easement across these lots to ensure access along the Blind Slough shoreline. Such an arrangement would benefit area residents and likely generate additional revenue to the Trust.

We appreciate your consideration of our request, and our borough manager will follow up in the coming week to discuss this possibility with you.

Respectfully,

Mark Jensen
Borough Mayor
Petersburg Borough

cc: Katie Vachris: katie.vachris@alaska.gov

Borough Administration
PO Box 329, Petersburg, AK 99833 – Phone (907) 772-4425 Fax (907)772-3759
www.ci.petersburg.ak.us



**Petro Building Status
October 2023**

In 2018, the Petersburg Assembly instructed staff to work with Petro 49 to acquire the old Union Oil building and property at 703 South Nordic Dr. for a future Harbor maintenance facility and storage area. This location had formally been the office, storage facility, and tank farm for Alaska Fuel Service operation which Petro 49 purchased years ago and moth balled. The tentative agreement with Petro 49 involves the exchange of several Borough leases including the building and lot at 100 Dock Street (fuel station and adjacent storage building), and approximately \$80,000 in cash to Petro 49, with the Borough receiving the building at 703 South Nordic. Petro 49 would own the leased land and the Borough would own the building and adjacent lot at 703 South Nordic. Cost to the Borough would be the one-time payment of \$80,000 to Petro 49 and the loss of the annual lease revenue of \$30,500.

The Assembly requested staff work with our attorney, Petro 49 and Alaska Department of Environmental Conservation (ADEC). These discussions have been ongoing. The Borough is requiring a clear letter of conditions on the property from ADEC for the property before agreeing to the transaction. The Borough Assembly did not wish to proceed until ADEC could confirm the environmental condition of the site and any future conditions the Borough would need to follow if ownership of the building was transferred. To date, ADEC has been unable to provide the information needed by the Borough. Recently an Environmental consultant hired by the Borough informed staff the timeframe for completion of this project may be several more years.

The Harbor continues to need an enclosed and larger maintenance facility near the Harbors. Harbor Master Wollen and the Harbor Advisory Board have been supportive of this project and the need for the maintenance location. Estimates for a stand alone building in the Middle Harbor area are in the process of being developed by Harai & Associates. We expect this to cost approximately \$300,000 for engineering and construction, although we will have a more accurate number after the engineer finishes the estimates.

Due to the extended status of this project, Staff is asking the Assembly to confirm the direction you would like us to go so plans can be developed.

Stephen Giesbrecht
Borough Manager
Petersburg Borough

Borough Assembly

Meetings

The Assembly meets the first Monday of each month at 12:00 PM (Noon) and the third Monday of each month at 6:00 p.m. in the Assembly Chambers of the Municipal Building. (Special Meetings may be called by the Mayor or four or more members of the Assembly)

Items for the agenda may be submitted by any Assembly Member or the Borough Manager. Items must be submitted no later than 5:00 p.m. on the Monday preceding the meeting.

Current Assembly Members

(Mayor - 3 year term; Assembly - 3 year term)

**First Date indicates taking of office, not necessarily the beginning of a term

	<u>Taking Office</u>	<u>Term Ends</u>
Mark Jensen, Mayor	10/17	10/25 (elected to 3 yr term 10/2016; resigned 5/2017; elected to 2 yr term 10/2017, elected to 3 yr term 10/2019, elected to a 3 yr term 10/2022)
Bob Lynn, Vice Mayor	10/18	10/24 (elected to 3 yr term 10/2018; elected to 3 yr term 10/2021)
Thomas Fine-Walsh	10/21	10/24 (elected to 3 yr term 10/2021)
Donna Marsh	10/22	10/25 (elected to 3 yr term 10/2022)
Scott Newman	10/22	10/25 (elected to 3 yr term 10/2022)
Rob Schwartz	10/23	10/26 (elected to 3 yr term 10/2023)
Jeigh Stanton Gregor	10/23	10/26 (elected to 3 yr term 10/2023)

Assembly Members may be reached by email or by phone call to their personal residences. For contact information check the Borough website at www.petersburgak.gov or contact the Borough Clerk at 907-772-5405. Or, you may mail communications to the Borough Assembly at: PO Box 329, Petersburg, AK 99833, or by email at Assembly@petersburgak.gov.

2022/23 Assembly Appointments

11/7/2022

Southeast Conference Representatives - Mayor Mark Jensen (voting member) & Assembly Member David Kensinger

Alaska Municipal League Representative - Mayor Mark Jensen & Assembly Member Bob Lynn

Liaison to Harbor and Ports Advisory Board – Assembly Member Scott Newman

Liaison to Hospital Board – Assembly Member Bob Lynn

Liaison to Public Safety Advisory Board – Assembly Member Jeff Meucci

Elected Official to Local Emergency Planning Committee – Assembly Member Jeff Meucci

Early Childhood Education Task Force – Assembly Member Jeff Meucci

Housing Task Force – Assembly Member David Kensinger



73rd Annual Local Government Conference
December 4-8, 2023 * Anchorage, AK

Alaska Municipal League's Annual Conference is an opportunity for members to work together in the public interest, cultivate new and old relationships, and strengthen partnerships. It's also an important venue for state and federal officials, as well as companies and other organizations, to connect with local government leaders.

Registration

Registration is available online at www.amlannual.org. Member rates apply to elected officials and staff from municipalities, as well as Affiliate and Associate member organizations. Register by November 18 to save money.

AML Resolutions

Alaska Municipal League's Annual Business Meeting will occur at the Annual Local Government Conference at 9:00 AM on Friday, December 8, 2023. At the Business Meeting, the AML Membership will discuss, vote on, and adopt the 2024 Resolutions. Members may submit Resolutions for consideration, no later than October 20, 2023, to be added to the Draft Resolution Packet that will be distributed to the AML membership on October 27. For more information and guidelines please visit the Business Meeting Resources page on amlannual.org.

Opportunities for AML Engagement and Service

Interested in becoming more involved in the Alaska Municipal League? Consider applying to serve as an AML Board Member or on the Legislative Committee. Board Members must be a mayor or another elected official of your city or borough, be able to be present at a majority of the AML Board meetings and have authorization to commit financial support from your municipality for active participation. This means attending each of AML's conferences.

AML's Legislative Committee is an active group that focuses on developing strategy, and honing AML's advocacy efforts. By joining the Legislative Committee, you are committing to attending three in-person meetings each year (AML's Winter Legislative Conference, Summer Legislative Conference, and Annual Local Government Conference), and participating in weekly calls during Legislative Session.

Applications can be found in this packet or online at www.amlannual.org

Newly Elected Officials Training

This year's Newly Elected Officials Training will be held online for the first day and in-person the second. The online portion will take place on Wednesday, November 29. The in-person session will take place on Monday, December 4, and will cover different content than the online training. Attendees must register – either online or using the registration form. Printed handbooks with all presentation materials (\$50) can be purchased on the registration form, as well. Presentations, Zoom links and call-in information will be sent at a later date to the email address given during registration.

Affiliate Meetings

Affiliate meetings will primarily take place prior to the AML Annual Conference. Affiliate meetings require separate registration, except for ACoM and AMMA, which can be completed online or below. Please contact the designated person listed below for questions about agenda.

Alaska Association of Municipal Clerks	December 3-5	Brenda Henry	brenda.henry@matsugov.us
Alaska Municipal Management Association	December 4-5	Rob Dumouchel	rdumouchel@ci.homer.ak.us
Alaska Municipal Attorneys Association	December 4-5	Nicholas Spiropoulos	nspiropoulos@matsugov.us
Alaska Association of Assessing Officers	December 4-5	Ryan Danhauser	ryan.danhauser@fnsb.gov
Alaska Government Finance Officers Association	December 6-8	Margarita Bell	mbell@fairbanks.us

Conference Venue

This year's conference will be held at the Dena'ina Center in Downtown Anchorage. Unless otherwise stated, all conference meetings and sessions will take place at the Dena'ina Center. We've included a map of the Dena'ina Center.

Hotel

Marriott Anchorage Downtown — 820 W. 7th Avenue, Anchorage, AK 99501

Phone: (907) 279-8000 or 1 (800) 228-9290

Visit the Travel & Lodging tab at amlannual.org for booking link and more information.

The group rate is \$149/night for single or double occupancy. The rate does not include any state, local or occupancy taxes that may apply. Please use the code 'Alaska Municipal League' when reserving your room over the phone. Rates are available between November 30 and December 14. Rates are guaranteed until November 2 – please be sure to secure your hotel room before then so that you can guarantee your rate.

Hotel Captain Cook – 939 West 5th Avenue, Anchorage, AK 99501

Phone: (907) 343-2279 or 1 (800) 843-1950

Visit the Travel & Lodging tab at amlannual.org for booking link and more information.

The group rate is \$169/night for single or double occupancy. The rate does not include any state, local or occupancy taxes that may apply. Please use the code 'Alaska Municipal League 2023' when reserving your room over the phone. Rates are available between December 1 and December 10. Rates are guaranteed until November 3 – please be sure to secure your hotel room before then so that you can guarantee your rate.

Airline Discounts

Alaska Airlines — 7% discount is available on all published fares to/from Anchorage. To use the discount code, go to alaskaair.com and input 'ECME934' when searching for flights. You can also call the Alaska Airlines Group Desk to book at 1-800-445-4435; there is a \$15 per person service fee that will apply if you call to book.

Questions?

The most up to date information about the Annual Local Government Conference can be found online at www.amlannual.org. If you have questions, please contact Sarah King at sarahk@akml.org or 907-790-5378.

Alaska Municipal League 73rd Annual Local Government Conference
DRAFT Agenda

Wednesday, November 29 - VIRTUAL

- 9:00am Newly Elected Officials Training via Zoom
- **Budgets and Government Accounting**
 - **Lobbying Effectively**
- Noon Break for lunch
- 1:00pm Newly Elected Officials Training via Zoom
- **Ethics and Conflict of Interest**
 - **Introduction to Title 29 or Title 29 for Experts**
- 4:30pm Adjourn

Monday, December 4

Affiliate Sessions

- AMMA – Managers Tikahtnu C
- AAMC – Clerks Kahtnu 1 & 2
- AMAA – Attorneys Tikahtnu E/F
- AAAO – Assessors Tikahtnu D

Newly Elected Officials

Tikahtnu B

- 8:30am Welcome and Introductions
- 9:00am **Reviewing the Fundamentals of Elected Office**
- **Open Meetings Act**
 - **Quasi-Judicial Role and Ex-Parte Contact**
- Noon Lunch
- 1:00pm **Reviewing the Fundamentals of Elected Office**
- **Roles and Responsibilities of Municipal Officials**
 - **Parliamentary Procedure**
- 3:00pm **Q&A and Discussion**
- 4:30pm Adjourn
- 5:30pm **ACoM – President’s Legislative Reception** Tikahtnu B
First-time Attendees, Newly Elected Officials, Mayors + Legislators

Tuesday, December 5**Affiliate Sessions**

- AMMA – Managers Ballroom C
- AAMC – Clerks Kahtnu 1 & 2
- AMAA – Attorneys Ballroom E/F
- AAAO – Assessors Ballroom D
- ARSSTC Annual Meeting K'enakatnu 6

Alaska Conference of Mayors

Ballroom B

- 8:00am Breakfast
- 9:00am **33rd Legislature**
- 10:30am **Infrastructure**
- Noon Lunch
- 1:00pm **Session**
- 2:00pm **State Fiscal Analysis and Policy Discussion**
- 3:00pm **ACoM Annual Business Meeting**
ACoM President - Mayor **Glenda Ledford**, City of Wasilla
- Guidelines
 - Potential Policy Statements
 - Election of Officers
- 4:30pm Adjourn
- 5:00pm **Alaska Municipal Health Trust Annual Meeting** K'enakatnu 6
Attended by current plan participants for annual business meeting of Trustees; open to everyone.
Light appetizers provided.
- 6:00pm **Alaska Municipal Clerks - Annual Banquet** Ballroom A

Wednesday, December 6

- 7:00 am Registration open
- 8:00 am **Breakfast** Tikahtnu Ballroom
- 9:00 am **Opening Session** Tikahtnu Ballroom
- **Welcome**
 - Land Acknowledgement
 - Pledge of Allegiance
 - **Members of the Congressional Delegation**
 - **Sen. Lisa Murkowski**, U.S. Senate (*invited*)
 - **Sen. Dan Sullivan**, U.S. Senate (*invited*)
 - **Rep. Mary Peltola**, U.S. House (*invited*)
- 9:45 am **AML – Year in Review** Tikahtnu Ballroom
- 10:00 am *Break*

10:15 am	<p>State of the State</p> <ul style="list-style-type: none"> • Governor Mike Dunleavy (<i>invited</i>) <p>Legislative Priorities</p> <ul style="list-style-type: none"> • Senate President Gary Stevens (<i>invited</i>) • Senator Cathy Giessel (<i>invited</i>) • House Speaker Cathy Tilton (<i>invited</i>) • House Minority Leader Calvin Schrage (<i>invited</i>) • Representative Bryce Edgmon, Chair, Bush Caucus (<i>invited</i>) <p>Budget and Fiscal Condition</p>	Tikahtnu Ballroom
11:45 am	<p>Lunch</p> <p>A Day in the Life <i>Spotlight on the experience of our rural mayors and managers, in daily activities and operations, followed by panel discussion with federal officials.</i></p>	Tikahtnu Ballroom
1:15 pm	<i>Break</i>	Foyer
1:30 pm	<p>Concurrent Sessions</p> <ul style="list-style-type: none"> • Recruiting, Retaining, & Managing a Healthy Workforce • Preparing for & Mitigating Environmental Impacts • Local Government Role in Broadband • Introduction to Asset Management • Implementation of Carbon Offset Program 	
2:45 pm	<i>Networking Break</i>	Exhibit Hall
3:00 pm	<p>Concurrent Sessions</p> <ul style="list-style-type: none"> • Implementation of Updated Alcohol Statutes & Regulations • Hiring & Managing a Village Police Officer • Effective Public & Tribal Engagement • Cities of Opportunity & Social Determinants of Health • Implementing Effective Asset Management 	
4:15 pm	Exhibitor Showcase	
4:30 pm	Music & Networking in the AMLounge	
4:30 pm	<p>Work Session</p> <ul style="list-style-type: none"> • Evaluating Building Codes • Energy Intake Hub & Project Development • Coastal Resilience 	

- 4:30 pm **Committee Meetings** **K'enakatnu 6**
The AML Legislative and Resolutions Committee will conduct this formal meeting to 1) review and provide for members' consideration legislation that impacts local governments, and 2) develop and approve AML 2024 resolutions, for action at the Annual Business Meeting.
- **Legislative Committee**
 - **Resolutions Committee**
- 4:30 pm **Nominating Committee** **K'enakatnu 6**
The AML Nominating Committee will conduct this formal meeting to develop and approve the final candidate slate for the AML board of directors.
- 5:30 pm **Community Block Party and Silent Auction** **Tikahtnu A**
- 7:30 pm Adjourn Day One
- Thursday, December 7**
- 7:30 am Registration
- 7:30 am **Breakfast and AML-JIA Business Meeting** **Tikahtnu Ballroom**
- 8:30 am Announcements
- 8:45 am **Concurrent Sessions**
- Labor Negotiations – Best Practices
 - Transportation Development – Statewide Equity
 - Strengthening Coastal Resilience
 - Local Government Action on Housing
 - Tax Talk – News, Dos, & Don'ts
- 10:15 am *Networking Break*
- 10:30 am Concurrent Sessions
- Making the Most of your Money
 - BSA – Evaluating the Cap
 - New Energy – Deploying Federal Investments
 - Leveraging AI – Effective Use of ChatGPT & Other Business Decisions
 - Alaska's Public Lands & NACo
- 11:45 am *Break*
- 12:00 pm **Annual Awards Luncheon** **Tikahtnu Ballroom**
- Elected Official of the Year
 - Municipal Employee of the Year
 - Vic Fischer Lifetime Service Award
 - Emerging Municipal Leader Award
 - Municipal Innovation Awards
- 1:00 pm **AML Membership Announcements** **Tikahtnu Ballroom**
- **Resolution Committee** – update to members on 2023 resolutions submitted
 - **Nominating Committee** – update to members on the slate of AML Board candidates
 - **Board Candidates** – candidate one-minute intros

1:30 pm	Concurrent Sessions	
	<ul style="list-style-type: none"> • Implementing the Opioids Settlement Funds • Alaska Cybersecurity Plan & Implementation • Economic Impact of Inflation & Demographic Change • Sustainable Energy Strategies = Lowering Energy Costs in Alaska • AML Grant Writing Experience & Services 	
2:45 pm	Ice Cream Social and Exhibitor Drawing	
3:15 pm	Federal & State Infrastructure Investment	Tikahtnu Ballroom
4:30pm	Music & Networking in the AMLounge	
4:30 pm	Work Sessions	
	<ul style="list-style-type: none"> • TIFIA & Other Transportation Financing Tools • EV Deployment in Rural Alaska • Water & Sewer Community Technical Assistance 	
6:00 pm	Game Night!	
	<i>A fun event to socialize and reconnect.</i>	
8:00 pm	Adjourn Day Two	
	Friday, December 8	
7:30 am	Breakfast	
8:00 am	AMLIP Annual Meeting	Tebughnenq 3-5
	<i>Jointly with the Alaska Government Finance Officers Association</i>	
	Investment Outlook - Key Bank	
	<ul style="list-style-type: none"> • Alaska Permanent Capital Management • AMLIP Board Elections 	
9:00 am	Alaska Municipal League Annual Business Meeting	Tebughnenq 3-5
	AML Board President's Report	
	Director's Report	
	Elections	
	<i>Vote for new board members and officers;</i>	
	Legislative and Resolutions Committee	
	<ul style="list-style-type: none"> • Legislative Positions • Resolutions 	
	Election Results	
	Announcements	
11:30 am	Adjourn Annual Conference	
Noon	AML Board of Directors – onboarding and meeting	



November 6, 2023

Honorable Pete Buttigieg
Secretary of Transportation
1200 New Jersey Avenue, SE
Washington, DC. 20590

RE: Support for AML's Reducing Impact of Rural Boardwalk Barriers Project for funding from the FY2023 RCN Community Planning Grant Program

Dear Mr. Buttigieg,

On behalf of the Petersburg Borough, I write to express our strong support for and commitment to participating in Alaska DOT&PF and partners' receipt of the FY2023 Thriving Communities Regional (TCP-R) Grant, which will augment the capacity of the state to provide technical assistance to Alaska's communities.

DOT&PF has developed this comprehensive project to directly benefit rural, disadvantaged communities while contributing to the broader statewide body of knowledge. Alaska's TCP-R program will 1) increase the technical assistance provided to communities for submission of transportation projects through the Alaska Transportation Hub, 2) review projects for additional pre-development and for matching with federal funding opportunities, and 3) assist communities with grant applications that support disadvantaged communities. The project team will develop tools and resources that support interdisciplinary delivery of projects and further identify and cultivate Alaska technical expertise for inclusion in project development and implementation.

This project will not only address statewide needs but provide specific support for communities like ours. This includes addressing site-specific needs for improvements and helping communities complete planning and design. This project is a significant step toward supporting our goals in improving the transportation infrastructure in our community, which by federal measures is considered disadvantaged. This is vital given our remote location and the high costs of delivering projects.

The Petersburg Borough is committed to being actively engaged in DOT&PF's Thriving Communities and will benefit from the technical assistance provided. We have identified transportation needs and will work with DOT&PF and partners who can assist us in advancing them, including identifying potential state and federal funding opportunities.

Respectfully,

Mark Jensen, Mayor
Petersburg Borough
mayorjensen@petersburgak.gov

Borough Administration
PO Box 329, Petersburg, AK 99833 – Phone (907) 772-4425 Fax (907)772-3759
www.ci.petersburg.ak.us

Debra Thompson

From: lynch1@gci.net
Sent: Monday, October 16, 2023 2:12 PM
To: Assembly
Subject: Item 16A on tonight's (10/16/2023) agenda, Petersburg Borough and Alaska Mental Health Trust Possible Land Exchange

Dear Assembly Members,
I would like to express my support for approval of Item 16A on tonight's (10/16/2023) agenda, Petersburg Borough and Alaska Mental Health Trust Possible Land Exchange

The parcel of land to be considered for a land trade should remain in public ownership in perpetuity. This area is literally a part of Petersburg's legacy. Virtually, or maybe even literally, everyone, residents or visitors, who has ever seriously fished at the Blind Slough rapids area has fished from that parcel of land or, at least knows what and where the "Big Rock" is. Some parcels of land are more valuable both economically and mentally, remaining as is, in the public trust, than if they were sold off to a private entity. This is exactly one of those parcels. Our community needs to consider the impacts of selling off parcels like this to the way of life we love about this town and the surrounding area. And remember, once it's gone, it's gone and it won't come back. There have relatively been some quite ugly incidents in other U.S. coastal communities concerning public access to beach front property. We don't want to see that here. In fact, leaving this parcel in public hands, could actually have more long-term pure economic value, that if it were sold off for residential or even commercial use.

Again, I urge you to support directing Manager Giesbrecht to contact the Alaska Mental Health Trust Land Office regarding a possible land exchange for the property in question.

Thank you for consideration of my request.

Sincerely,
Brian Lynch
228 Mitkof Highway

Debra Thompson

From: Daniel Sullivan <danjsulli@gmail.com>
Sent: Monday, October 23, 2023 7:06 PM
To: Assembly
Subject: Blind Slough Mental Health Trust Land Sale

I am writing to express my strong support for keeping public access to the inner shores of Blind Slough in the public trust. This is an important location for subsistence fishing, sportfishing, and tourism. It is one of the few accessible spots for those without a boat, for kids, for families, the elderly and even some with disabilities. Whether the Borough bids on this parcel, or attempts to renew negotiations w/ Mental Health to trade for another parcel, or works with Mental Health to allow an easement through the upper tidelands, or partners with other organizations, I support any and all efforts to to maintain public access. Public lands provide equitable access for all citizens, regardless of their socio-economic status. Restricting access and likely excluding borough residents for the sake of someone's recreational cabin is not "change" that benefits this community. It certainly does not address the affordable housing situation we are facing. Yes, the Trust is responsible for generating revenue from its land to support the mental health programs/services in Alaska. But over the years, the Alaska Mental Health Trust has had many conflicts and controversies related to their methods of land disposal and their lack of cooperation with the communities where their holdings are located. They seem to have no concern for the cultural and historical significance of certain trust lands, for the local economic impact of their land disposal, for access and use disputes, and about the lack of transparency in land sales. It is exactly this lack of transparency and cooperation that has led us to this current situation.

Thank you for your consideration
Dan Sullivan

Debra Thompson

From: Alaska Department of Fish and Game <adfg@public.govdelivery.com>
Sent: Tuesday, October 31, 2023 1:57 PM
To: Debra Thompson
Subject: For Immediate Release: October 31, 2023



Press Release: October 31, 2023

CONTACT: Forrest R. Bowers, (907) 465-6139, forrest.bowers@alaska.gov

2023 Salmon Harvest Summary

(Juneau) – The Alaska Department of Fish and Game (ADF&G) has [published preliminary harvest and value figures for the 2023 Alaska Commercial Salmon Fishery](#).

A total of 230.2 million salmon were harvested in 2023, a 43% increase from the 2022 total harvest of 160.7 million fish. The 2023 commercial salmon fishery all species harvest was valued at approximately \$398.6 million, a significant decrease from 2022's value of \$720.4 million. International market conditions significantly impacted pricing of salmon statewide, thus value of the harvest.

Sockeye salmon accounted for approximately 45% of the total value at \$181.1 million and 23% of the harvest at 51.8 million fish. Pink salmon comprised approximately 29% of the value at \$113.7 million, and 66% of the harvest with 152.4 million fish. Chum salmon accounted for 19% of the value at \$74.6 million and approximately 10% of the harvest at 23.5 million fish. Coho salmon accounted for approximately 4% of the value at \$14.4 million and 1% of the harvest at 2.3 million fish. Chinook salmon harvest was estimated to be just under 235,000 fish with an estimated preliminary exvessel value of \$14.7 million. A total of 5,577 individual permit holders made commercial salmon landings in 2023, a decrease from 2022 (6,126 permits).

When compared to the long-term time-series (1985-2022), the 2023 all-species commercial salmon harvest of approximately 230.2 million fish and 919.7 million pounds was the fourth highest on record for total fish harvested, and the seventh highest on record for total pounds harvested. Adjusted for inflation (CPI, 2023 prices), the 2023

exvessel value estimate of \$398.6 million was the sixth lowest exvessel value reported since 1975.

These are preliminary harvest and value estimates which will change as fish tickets are processed and finalized. Dollar values provided by ADF&G are based on estimated exvessel prices and do not include post-season price adjustments. The final value of the 2023 salmon fishery will be determined in 2024 after seafood buyers and processors report the total value paid to fishermen in 2023.

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For additional information, contact:
Division of Commercial Fisheries Deputy Director
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