



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Agenda Borough Assembly Regular Meeting

Monday, June 16, 2025

6:00 PM

Assembly Chambers

When: June 16, 2025 06:00 PM Alaska
Topic: 6.16.2025 Regular Assembly Meeting

Join from PC, Mac, iPad, or Android:

<https://petersburgak-gov.zoom.us/j/85866341332?pwd=4DIFgVLoZ1PMZFSAer7UQhxcUtUGS4.1>

Passcode: 984977

Join via audio: (720) 707-2699 or (253) 215-8782

Webinar ID: 858 6634 1332

Passcode: 984977

1. **Call To Order/Roll Call**
2. **Voluntary Pledge of Allegiance**
3. **Approval of Minutes**
 - A. **Regular Assembly Meeting Minutes June 2, 2025**
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**
11. **Report of Other Officers**
12. **Mayor's Report**

A. **June 16, 2025 Mayor's Report**

13. Manager's Report

A. June 16, 2025 Manager's Report

14. Unfinished Business

A. Ordinance # 2025-06: An Ordinance Amending Section 4.28.130 of the Petersburg Municipal Code Relating to the Sales Tax Exemption for Seniors to Limit the Exemption to Low-Income Seniors, and Directing that the Proposed Amendment be Submitted to the Qualified Voters of the Borough - Third and Final Reading

If approved in three readings, Ordinance #2025-06 will amend Section 4.28.130 of the Municipal Code to limit the sales tax exemption to low-income seniors and directing that the proposed amendment be submitted to the qualified voters of the Borough. Ordinance #2025-06 was unanimously approved in its first and second readings.

B. Ordinance #2025-07: An Ordinance Updating Chapter 14.16 of the Municipal Code, Entitled "Electric Utility" - Third and Final Reading

If adopted in three readings, Ordinance #2025-07 will update the Electric Utility Code and increase customer charges and electric rates.

Ordinance #2025-07 was unanimously approved in its first and second readings.

C. Ordinance #2025-08: An Ordinance Updating Chapter 14.04.420 of the Municipal Code, Entitled "Water Rate Schedule and Fees" - Third and Final Reading

If adopted in three readings, Ordinance #2025-08 will increase water rates per the rate schedule in the attached table. An annual rate review indicates that these increases are needed to keep up with increased costs to the Borough.

Ordinance #2025-08 was unanimously approved in its first and second readings.

D. Ordinance #2025-09: An Ordinance Updating Chapter 14.08.320 of the Municipal Code, Entitled "Sewer Collection Rates" - Third and Final Reading

If adopted in three readings, Ordinance #2025-09 will increase sewer collection rates over the next five years. An annual rate review of the utility indicates these increases are needed to keep up with increased costs to the Borough.

Ordinance #2025-09 was unanimously approved in its first and second readings.

E. Ordinance #2025-10: An Ordinance Adding "Section N - Marine Passenger Ship Refuse" to Chapter 14.12.140, Entitled "Rates for Refuse Collection" - Third and Final Reading

If adopted in three readings, Ordinance #2025-10 will add "Section N – Marine Passenger Ship Refuse" to allow for fees for providing sanitation services to marine passenger ships.

Ordinance #2025-10 was unanimously approved in its first and second readings.

15. New Business

A. Ordinance #2025-11: An Ordinance Amending the Official Zoning Map for Service Area 1 of the Petersburg Borough to Rezone Government Lot 12, Section 35, Township 58 South, Range 79 East, Copper River Meridian (Parcel #01-014-010 Located At 1016 Sandy Beach Road) From Rural Residential (R-R) to Single-Family Residential (S-F)

At the direction of the Assembly, the Planning Commission held a public hearing on May 13, 2025 regarding the proposed rezone and recommends the Assembly rezone the parcel prior to a public auction. If approved in three readings, Ordinance #2025-11 will rezone Parcel ID #01-014-010 located at 1016 Sandy Beach Road from Rural Residential to Single-Family Residential.

B. Ordinance #2025-12: An Ordinance of the Petersburg Borough Adjusting the FY 2026 Budget for Known Changes

If approved in three readings this supplemental budget would make three changes to the Property Development Fund.

1. Add \$50,000 to provide utility connection stubs to the property lines of Borough lots being proposed to sell in the future.
2. Remove \$15,000 of expenses for a Public Works Survey that was completed underbudget in FY25.
3. Add \$9,300 to use as a local match for a grant application being administered by Alaska Municipal League for a Safe Streets and Roads for All Program.

C. Resolution #2025-12 Special Use Permit - A Resolution Authorizing a Special Use Permit for a Portion of the Ramona Street Right-of-Way

If approved, this resolution will authorize a Special Use Permit for John and Miriam Swanson for an approximately 650 square foot portion of the Ramona Street right-of-way, as a driveway to access their home located at 1400 North Nordic. The Planning Commission reviewed the application at the November 23, 2024 meeting and recommend that the Assembly approve the application.

D. PVFD Rental Agreement

Director Hankins requests that a rental agreement between the Petersburg Volunteer Fire Department and the Borough be approved for purposes of establishing proof of residence for the Volunteer's local post office box.

E. Public Works Director Hire

Manager Giesbrecht and Public Works Director Cotta request approval to hire Aaron Marohl (the Borough's current Assistant Public Works Director) for the position of Public Works Director beginning July 30, 2025 at an annual base salary of \$103,000.

16. Communications

A. Correspondence Received Since May 29, 2025

17. Assembly Discussion Items

A. Assembly Member Comments

B. Recognitions

18. Adjourn



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Borough Assembly Regular Meeting

Monday, June 02, 2025

12:00 PM

Assembly Chambers

1. Call To Order/Roll Call

The meeting was called to order by Mayor Jensen at 12:00 noon.

PRESENT

Mayor Mark Jensen
Vice Mayor Donna Marsh
Assembly Member Bob Lynn
Assembly Member Scott Newman
Assembly Member Rob Schwartz
Assembly Member Jeigh Stanton Gregor
Assembly Member James Valentine

2. Voluntary Pledge of Allegiance

The Pledge was recited.

3. Approval of Minutes

A. Regular Assembly Meeting Minutes May 19, 2025

The minutes of the May 19, 2025 meeting were unanimously approved as submitted.

Motion made by Vice Mayor Marsh, Seconded by Assembly Member Newman.
Voting Yea: Mayor Jensen, Vice Mayor Marsh, Assembly Member Lynn, Assembly Member Newman, Assembly Member Schwartz, Assembly Member Stanton Gregor, Assembly Member Valentine

4. Amendment and Approval of Meeting Agenda

The agenda was approved as submitted.

Motion made by Assembly Member Stanton Gregor, Seconded by Assembly Member Schwartz.
Voting Yea: Mayor Jensen, Vice Mayor Marsh, Assembly Member Lynn, Assembly Member Newman, Assembly Member Schwartz, Assembly Member Stanton Gregor, Assembly Member Valentine

5. Public Hearings

A. Ordinance # 2025-06: An Ordinance Amending Section 4.28.130 of the Petersburg Municipal Code Relating to the Sales Tax Exemption for Seniors to Limit the Exemption to Low-Income Seniors, and Directing that the Proposed Amendment be Submitted to the Qualified Voters of the Borough

Liz Bacom, representing herself, spoke in favor of Ordinance #2025-06 and asked the Assembly to consider an accommodation for people who don't qualify for the Senior Benefit program according to the state of Alaska guidelines.

Rozanne Plew, representing herself, agreed with Ms. Bacom's remarks and requested that the Assembly get more information to the voters about Ordinance #2025-06.

B. Ordinance #2025-07: An Ordinance Updating Chapter 14.16 of the Municipal Code, Entitled "Electric Utility"

No testimony was given.

C. Ordinance #2025-08: An Ordinance Updating Chapter 14.04.420 of the Municipal Code, Entitled "Water Rate Schedule and Fees"

No testimony was given.

D. Ordinance #2025-09: An Ordinance Updating Chapter 14.08.320 of the Municipal Code, Entitled "Sewer Collection Rates"

No testimony was given.

E. Ordinance #2025-10: An Ordinance Adding "Section N - Marine Passenger Ship Refuse" to Chapter 14.12.140, Entitled "Rates for Refuse Collection"

No testimony was given.

6. Bid Awards

There were no 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.

Bob Martin, the chair of the Harbor Board, but speaking for himself, shared his views about the FY2026 Budget and said that he is in support of American Cruise Lines and a dedicated dock for their use, but would recommend the money be paid back to the Harbor Fund from the cruise ship tourism revenue.

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.

John Havrilek, representing himself, requested that the Assembly consider passing an ordinance for people to leash their dogs and to clean up after them. He also requested that

there be a minimum age and some training for people before they are allowed to use scooters in town.

9. Boards, Commission and Committee Reports

There were no reports.

10. Consent Agenda

There were no consent agenda items.

11. Report of Other Officers

A. PMC CEO Hofstetter updated the Assembly on Medical Center activities.

B. Superintendent Taylor provided an update on school activities.

12. Mayor's Report

A. Mayor's Report June 2, 2025

Mayor Jensen read his report into the record. Mayor Jensen also announced that he would not be running for Mayor in the October 2025 election.

13. Manager's Report

A. Manager's Report June 2, 2025

Manager Giesbrecht read his report into the record, a copy of which is attached and made a permanent part of these minutes.

14. Unfinished Business

A. Ordinance #2025-05: An Ordinance of the Petersburg Borough Adopting the Budget for the Fiscal Year July 1, 2025 through June 30, 2026 - Third Reading

In its second reading, the FY2026 Budget was amended to make an appropriation of \$1,000,000 from the Harbor Reserves for purposes of a contribution to the dock facility project to be conducted by American Cruise Lines at the Petersburg Harbor, and to direct the Manager to contact ACL to explore whether there is common ground on the proposed facility, including the possibility of developing a design aligned with Concept No. 7. If the parties are in agreement, the Manager is to return to the Assembly with a proposed financial plan and timeline. No funds may be spent under this appropriation without the Assembly's approval of a written agreement.

A motion was made by Member Lynn to amend the budget to spend up to \$6,000 from the property development fund to pay Harai and Associates to develop revised concept drawings for repairs and improvements to the Papke's Landing facility, and establish a committee led by Assembly Member Lynn and Manager Giesbrecht to work with the engineer and the Alaska Department of Transportation and for future funding to potentially come from the Dingell Johnson Act. Motion Failed 4-3.

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

Voting Yea: Assembly Member Lynn, Assembly Member Newman, Assembly Member Stanton Gregor

Voting Nay: Mayor Jensen, Vice Mayor Marsh, Assembly Member Schwartz, Assembly Member Valentine

A motion was made by Member Marsh to use money from the Economic Development Fund instead of the Harbor Fund for the American Cruise Lines dock. Motion failed due to lack of a second.

Ordinance #2025-05, passed by a vote of 5 - 2 in its third and final reading.

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

Voting Yea: Assembly Member Lynn, Assembly Member Newman, Assembly Member Schwartz, Assembly Member Stanton Gregor, Assembly Member Valentine

Voting Nay: Mayor Jensen, Vice Mayor Marsh

B. Ordinance # 2025-06: An Ordinance Amending Section 4.28.130 of the Petersburg Municipal Code Relating to the Sales Tax Exemption for Seniors to Limit the Exemption to Low-Income Seniors, and Directing that the Proposed Amendment be Submitted to the Qualified Voters of the Borough - Second Reading

By unanimous roll call vote, Ordinance #2025-06 approved in its second reading.

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

Voting Yea: Mayor Jensen, Vice Mayor Marsh, Assembly Member Lynn, Assembly Member Newman, Assembly Member Schwartz, Assembly Member Stanton Gregor, Assembly Member Valentine

C. Ordinance #2025-07: An Ordinance Updating Chapter 14.16 of the Municipal Code, Entitled "Electric Utility" - Second Reading

By unanimous roll call vote, Ordinance #2025-07 approved in its second reading.

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

Voting Yea: Mayor Jensen, Vice Mayor Marsh, Assembly Member Lynn, Assembly Member Newman, Assembly Member Schwartz, Assembly Member Stanton Gregor, Assembly Member Valentine

D. Ordinance #2025-08: An Ordinance Updating Chapter 14.04.420 of the Municipal Code, Entitled "Water Rate Schedule and Fees" - Second Reading

By unanimous roll call vote, ordinance #2025-08 was approved in its second reading.

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

Voting Yea: Mayor Jensen, Vice Mayor Marsh, Assembly Member Lynn, Assembly

Member Newman, Assembly Member Schwartz, Assembly Member Stanton Gregor, Assembly Member Valentine

E. Ordinance #2025-09: An Ordinance Updating Chapter 14.08.320 of the Municipal Code, Entitled “Sewer Collection Rates” - Second Reading

By unanimous roll call vote, ordinance #2025-09 was approved in its second reading.

Motion made by Vice Mayor Marsh, Seconded by Assembly Member Stanton Gregor. Voting Yea: Mayor Jensen, Vice Mayor Marsh, Assembly Member Lynn, Assembly Member Newman, Assembly Member Schwartz, Assembly Member Stanton Gregor, Assembly Member Valentine

F. Ordinance #2025-10: An Ordinance Adding “Section N - Marine Passenger Ship Refuse” to Chapter 14.12.140, Entitled “Rates for Refuse Collection” - Second Reading

By unanimous roll call vote, ordinance #2025-10 was approved in its second reading.

Motion made by Assembly Member Valentine, Seconded by Vice Mayor Marsh. Voting Yea: Mayor Jensen, Vice Mayor Marsh, Assembly Member Lynn, Assembly Member Newman, Assembly Member Schwartz, Assembly Member Stanton Gregor, Assembly Member Valentine

15. New Business

A. Resolution #2025-11: A Resolution of the Petersburg Borough Setting the Millage Rates for the Fiscal Year July 1, 2025 through June 30, 2026

By unanimous roll call vote, the Assembly approved Resolution #2025-11 to set the millage rate for Petersburg Borough property taxes for FY 2026.

Motion made by Assembly Member Lynn, Seconded by Assembly Member Valentine. Voting Yea: Mayor Jensen, Vice Mayor Marsh, Assembly Member Lynn, Assembly Member Newman, Assembly Member Schwartz, Assembly Member Stanton Gregor, Assembly Member Valentine

B. Letter of Support for Taku Watershed, Cleanup of Tulsequah Chief Mine

The letter to the Alaska Delegation, in support of the cleanup of Tulsequah Chief Mine, was unanimously approved.

Motion made by Assembly Member Valentine, Seconded by Assembly Member Stanton Gregor. Voting Yea: Mayor Jensen, Vice Mayor Marsh, Assembly Member Lynn, Assembly Member Newman, Assembly Member Schwartz, Assembly Member Stanton Gregor, Assembly Member Valentine

16. Communications

A. Correspondence Received Since May 15, 2025

17. Assembly Discussion Items

A. Assembly Member Comments

Member Lynn reported on the SEAPA meeting last week regarding the third turbine at Tyee and the negotiation process for the materials for the turbine. A certain percentage of the materials must be made in the United States.

Member Lynn also mentioned that the marine passenger fees should be revisited at some point.

B. Recognitions

There were no recognitions.

18. Adjourn

The meeting was adjourned at 1:16 p.m.

Motion made by Assembly Member Stanton Gregor, Seconded by Vice Mayor Marsh.
Voting Yea: Mayor Jensen, Vice Mayor Marsh, Assembly Member Lynn, Assembly Member Newman, Assembly Member Schwartz, Assembly Member Stanton Gregor, Assembly Member Valentine

**Mayor's Report
For
June 16, 2025 Assembly Meeting**

- 1. Amy Hallingstad Day:** At the May 19, 2025 Assembly meeting, Mayor Jensen declared June 28, 2025 to be the first annual 'Amy Hallingstad Day' in appreciation of Ms. Hallingstad's enduring contributions as a civil rights pioneer and advocate for Alaska Native peoples. Her legacy as the "First Lady for the First People" has inspired generations.



**Borough Manager's Report
Assembly Meeting 16 June 2025**

- ❖ SCBA testing at the fire hall was performed on our remaining tanks. There are some that are still out of service. These tanks will need to be completely out of service by the end of 2027. SCBA Compressor maintenance was completed last week.
- ❖ PVFD, USCG and The USCG Aux will be conducting another “Flare Off” event, June 20th at the Scow Bay boat launch. The Coast Guard and Aux will be presenting information on the different styles of flares, and when to use them. PVFD will be assisting members of the public with deploying expired flares. This is a good event to bring your expired flares to for disposal and to teach boaters of all ages to be comfortable with signal flares. There will be gloves and safety glasses to wear during the event. For more information, contact the fire station at 772-3355.
- ❖ The Scow Bay burn tower had its floor removed to replace rotten floor joists. The rest of the tower remains in good condition. Staff and Director Hankins continue to work on finding a new location for the training apparatus so we can maximize the expansion of the Scow Bay Boat Yard.
- ❖ The State of Alaska Department of Natural Resources has provided the Borough with \$12,000 in funding for this year’s maintenance at the Ernie Haugen Public Use Area (Green’s Camp, Wilson Creek and Banana Point). This will allow us to make some repairs to broken windows and doors, pump the outhouses and perform other minor upkeep. The Borough’s 5-year cooperative maintenance agreement with the State is expiring this December so we have also begun work on the renewal of that agreement.
- ❖ The Streets crew is installing water and sewer service lines to the Borough-owned lot located at 1200 Lake Street.
- ❖ The Borough’s HHW event was a big success – over 19,000 lbs of hazardous material was collected, packaged and sent out for disposal.
- ❖ Assistant Director Marohl has submitted the Borough’s landfill permit renewal application to ADEC, and it is currently under review.
- ❖ The Water crew is working with RMC engineering to troubleshoot some issues with the Cabin Creek pump station variable frequency drives (VFDs). Water production is not affected.
- ❖ Progress on the Pump Station 4 and Force Main Upgrade project was halted after a report was received about an active eagle nest in the vicinity. The Borough, PND Engineers and Rock-N-Road are coordinating to modify the sequence of construction to allow the project to proceed while staying within federal requirements for working around eagle nesting sites. There will be some additional costs to the project related to the delay and the modification of work sequence. These will be brought to the Assembly in the form of a change order at a future meeting.

- ❖ Reminder to boaters of the no wake zone outside all 3 harbors and responsibilities for wake is on the owner/operator.
- ❖ Petersburg received two patent deeds from the State of Alaska as part of its municipal entitlement. One for 144 acres in Duncan Canal and the other for 33 acres at Cape Fanshaw. These parcels were approved for conveyance in 2021.
- ❖ We are in our second and last week of our closure at Parks & Rec.
- ❖ Parks and Rec will be hosting a swimming lesson assessment to get students into the proper class. Assessment and swimming lessons will be advertised soon. Please contact Parks and Rec for more information.
- ❖ July 2nd will be the Community Center Celebration! This year marks 20 years of countless memories created at our facility! Come by the Community Center between 5-7p to join the festivities!
- ❖ We are working on finishing up some maintenance at Assisted Living so we can move some residents down to the first floor. One double room is already taken by a married couple, and we are reviewing applications for another two-person occupancy room.
- ❖ The Assisted Living parking lot is finished. Big thank you to Public Works and Harai & Associates.
- ❖ Assisted Living is working with staff for additional training required on blood borne pathogens.
- ❖ The SEAPA north end maintenance shutdown started on June 10th and is scheduled to end on June 18th. PMPL customers are encouraged to conserve energy during the June billing period.
- ❖ PMPL issued an Invitation to Bid for the Scow Bay Generation transformer in May. The solicitation has generated a lot of interest, and it is hoped that competitive pricing and production schedules will result. The bid opening is scheduled for June 20th.
- ❖ Crystal Lake has been spilling due to heavy rainfall, despite the PMPL operators turning the hydro up to over 2000kW to take advantage of the excess water.
- ❖ Field collection for the GIS project will occur from June 16 – 27th. RDI will have two technicians in Petersburg to collect data and train our field crews on how to update the mapping data once the project is complete.
- ❖ Thanks to Senator Murkowski and Congressman Begich's offices for support of four of our capital projects. \$3.0M for the Hospital; \$2.0M for Banana Point; \$8.0M for the Wastewater Plant revisions; and \$300K for updated SCBA tanks for the fire department. This is one step closer to receiving the grants.
- ❖ The Clerk's office and I are working with other staff to recruit for several department head positions; Asst. Public Works Director (pending approval of the appointment of Aaron Marohl to the Director; and the PMPL Director position. Karl's last day will be July 1, 2026, and Chris leaves us in early September of 2025.
- ❖ I have forwarded a draft agreement to American Cruise Lines for their review and edits. Once we have an agreement in hand, it will go to the Assembly for their review and approval.

PETERSBURG BOROUGH**ORDINANCE #2025-06**

**AN ORDINANCE AMENDING SECTION 4.28.130 OF THE
PETERSBURG MUNICIPAL CODE RELATING TO THE SALES
TAX EXEMPTION FOR SENIORS TO LIMIT THE EXEMPTION TO
LOW-INCOME SENIORS, AND DIRECTING THAT THE PROPOSED
AMENDMENT BE SUBMITTED TO THE
QUALIFIED VOTERS OF THE BOROUGH**

WHEREAS, Petersburg Municipal Code (PMC) section 4.28.130 provides a sales tax exemption for Borough residents aged 65 and older who have made Petersburg their primary residence for at least one year, spending at least 185 days physically in the Borough in the year preceding their exemption application;

WHEREAS, this exemption has been in place since 1981, when it was approved by the City Council and enacted immediately;

WHEREAS, shortly after the exemption was adopted, the City Charter was amended to require voter approval for any changes to tax exemptions;

WHEREAS, most cities and boroughs in Alaska do not offer a senior sales tax exemption, and several that do limit it to essential items such as food and utilities;

WHEREAS, the percentage of Petersburg residents qualifying for the senior sales tax exemption has significantly increased since its adoption;

WHEREAS, in 1980, the then-City of Petersburg had a population of 2,821, with only 6.1% aged 65 and older, whereas by 2024, the Borough's estimated population was 3,379, with over 24% in this age group;

WHEREAS, this increase in the senior population has resulted in a corresponding increase in tax-exempt sales;

WHEREAS, in 2024, senior tax exemptions applied to over \$7,407,975 in sales, leading to an estimated \$444,478 in lost tax revenue;

WHEREAS, in comparison, in 2008, senior tax-exempt sales totaled \$2,669,053, with a corresponding tax revenue loss of \$160,143;

WHEREAS, while senior tax-exempt sales have increased, the Borough's sales tax rate has remained unchanged for the last 35 years, when it was raised in 1989 from 5% to 6%;

WHEREAS, during this time, while the senior population has been increasing, school enrollment has declined, from 561 students in 2008 to 469 students in 2024;

PETERSBURG BOROUGH**ORDINANCE #2025-06**

WHEREAS, due to this decline, state funding for the Petersburg School District has remained relatively stagnant, while the cost of providing education has increased;

WHEREAS, for years, the Borough contributed approximately \$1.8 million annually to the school district, but due to expiring grants, depletion of COVID-related funds, rising operating expenses, and stagnant state funding, the schools now require a local contribution exceeding \$3.4 million;

WHEREAS, maintaining strong schools is essential to attracting families and sustaining the community's long-term viability;

WHEREAS, the Borough's local school funding comes from sales tax revenue and federal Secure Rural Schools funding, in addition to areawide education property taxes;

WHEREAS, to date, Secure Rural Schools funding has accounted for approximately 30% of the Borough's local contribution to the schools;

WHEREAS, the continuation of the Secure Rural Schools program now faces substantial uncertainty on the federal level, which could lead to a significant budget shortfall for the Borough;

WHEREAS, projections indicate that without additional revenue, the Borough's General Fund reserves will be depleted within five years, and Secure Rural Schools funding will be exhausted in two years;

WHEREAS, since adopting the senior sales tax exemption, the Borough has expanded senior services, including constructing the Mountain View Manor (MVM) Assisted Living Facility, enabling seniors who require assistance or care to remain within the community, and supporting MVM Food Services, which provides weekday dinners for seniors;

WHEREAS, MVM is not self-sustaining and requires an annual \$100,000–\$125,000 subsidy from the General Fund, with an additional \$367,500 transferred in 2024 to cover operating deficits, along with \$40,000 annually for MVM Food Services;

WHEREAS, Petersburg seniors also receive a substantial real property tax exemption, with the first \$150,000 of assessed residential value exempt from taxation;

WHEREAS, in 2024, this state-mandated but unfunded property tax exemption resulted in \$498,414 in lost Borough tax revenue;

PETERSBURG BOROUGH**ORDINANCE #2025-06**

WHEREAS, as Petersburg's population ages, a smaller tax base must support increasing costs of essential services, including senior programs like MVM Assisted Living and MVM Food Services;

WHEREAS, while the Borough remains committed to supporting its senior population, the growing use of the senior sales tax exemption, coupled with loss of federal funding for schools, will place a financial strain on Borough resources;

WHEREAS, to address this imbalance, the Borough Assembly seeks to limit the senior sales tax exemption to low-income seniors who qualify for the State of Alaska Senior Benefits Payment Program;

WHEREAS, the Senior Benefits Payment Program serves individuals with annual incomes below \$34,213 (or \$46,253 for married couples);

WHEREAS, 61 low-income seniors in the Borough currently qualify for the program and would continue receiving the senior sales tax exemption under the proposed amendment;

WHEREAS, if adopted, this amendment is estimated to reduce the Borough's exemption-related tax revenue loss from \$444,478 to \$55,674, generating an estimated \$350,000-\$400,000 in additional annual sales tax revenue while ensuring the exemption benefits those most in need;

WHEREAS, this amendment would not affect existing sales tax exemptions for utilities (electricity, water, wastewater, and garbage) or prescription and medical costs;

WHEREAS, under Borough Charter section 12.02B, any changes to sales tax exemptions must be approved by ordinance and ratified by a majority of Borough voters;

WHEREAS, it is the intent of the Borough Assembly to adopt this amendment and submit the matter to the qualified voters of the Borough at the next regular election.

THEREFORE, THE PETERSBURG BOROUGH ORDAINS, Section 4.28.130, *Exemptions*, of Chapter 4.28, Sales Tax, of the Petersburg Municipal Code, is hereby amended as follows:

Section 1. Classification: This ordinance is of a general and permanent nature and shall be codified in the Petersburg Municipal Code.

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ORDINANCE #2025-06

Section 2. Purpose: The purpose of this ordinance is to limit the borough sales tax senior exemption to low-income seniors.

Section 3 Substantive Provisions: 4.28.130 of the Petersburg Municipal Code, entitled *Senior citizen exemption*, is hereby amended as follows. The language proposed for addition is **underlined and bolded**, and the language proposed for deletion is struck through.

4.28.130 - Senior citizen exemption.

A sale to a qualified senior citizen is exempt from borough sales tax in accordance with the provisions of this section.

A. For purposes of this section:

1. A qualified senior citizen is a person who has obtained and maintained a senior citizen tax exemption card. A person is eligible to receive a tax exemption card if the person (i) is 65 years of age or older, (ii) has their permanent place of abode within the Petersburg Borough, (iii) has resided within the Petersburg Borough for at least one year immediately preceding the date of application and intends to remain in the Petersburg Borough indefinitely and to make a home in the Petersburg Borough, and (iv) was physically present in the Borough a minimum of 185 days in the 12-month period immediately preceding the date of application, **and (v) meets the eligibility requirements for the State of Alaska Senior Benefits Payment Program, as set out in Alaska Statute 47.45.301 - 47.45.309 and 7 AAC Chapter 47, Article 3. If the State of Alaska discontinues the Senior Benefits Payment Program, the Assembly shall, by resolution, establish alternative low income eligibility requirements.** A person demonstrates residency under this subsection by maintaining a principal place of abode in the borough, by maintaining a valid driver's license or valid voter registration card with a residence within the borough, or by providing other proof of residency within the borough boundaries acceptable to the finance director, including demonstrating eligibility for a permanent fund dividend under AS 43.23.005 at a residence within the borough. **A person demonstrates eligibility under paragraph (v) above by presenting to the borough the program eligibility notification received from the State of Alaska, or other documents deemed acceptable by Assembly resolution.**

~~2. A non-refundable application fee of \$100.00 shall be collected by the finance director, or the director's designee, from those applying for a senior citizen sales tax exemption card. An exemption card issued under this section shall be valid for the remainder of the calendar year in which it is issued, and shall expire automatically on December 31 of the year of~~

PETERSBURG BOROUGH

ORDINANCE #2025-06

~~issuance, unless sooner terminated due to applicant's lack of continued compliance with the residency requirements imposed under paragraph 1. above. The card fee will be waived to a senior citizen that has signed an affidavit at the borough finance office attesting they are 65 years old or older, is a permanent resident of the borough and all combined household income did not exceed \$20,000.00 during the previous year. In this paragraph, "household" includes the applicant, the applicant's spouse, and any individual claimed as a tax dependent on the federal income tax returns of the applicant or the applicant's spouse.~~

23. A senior citizen sales tax exemption card entitles the card holder to be exempted from borough sales tax, subject to the limitations expressed in the balance of this section.

34. It is the responsibility of the senior citizen to present their sales tax exemption card to local merchants prior to each exempt sale being finalized. Merchants shall keep a record of all senior citizen exempt sales.

B. No person issued or authorized to use a senior citizens sales tax exemption card may use it to obtain a sales tax exemption for:

1. The purchase of alcoholic beverages, marijuana or marijuana products, or tobacco products; or

2. When the goods or services purchased are for use in any trade or business; or

3. For purchases for which the card holder is reimbursed or remunerated by a person or entity on whose behalf the purchase was made and who would not otherwise qualify for a sales tax exemption.

C. No person who has not applied for and received an exemption card may use it to obtain tax exemption. However, in the case where a person is physically unable to leave their home or dwelling to use the card, and proof of physical disability is documented by a physician, the finance director or director's designee may issue a special card authorizing another person to use the special card for the benefit of the person physically disabled. The physically disabled senior may be requested to return their tax exempt card before a new card is issued to a caregiver. The exemption card issued to the caregiver is good for a period of six months and at the end of each six-month period the card must be renewed.

D. A representative of a qualified the senior citizen's nutrition program may obtain from the finance director's office a sales tax exempt card which entitles the representative to purchase goods and/or services for the exclusive use of the senior citizen's nutrition program exempt from the borough's sales tax. No seller within the borough shall charge or collect taxes from the senior citizen's nutrition program representative who displays to him such a valid tax exempt card.

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ORDINANCE #2025-06

E. An exemption card which is lost or stolen shall be immediately reported to the finance director. There shall be a replacement card administrative fee of \$25.00.

F. 1. Any person who violates any provision of subsections A. through D. of this section is guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed one hundred dollars.

2. The use of a senior citizen sales tax exemption card in any manner not allowed by this section, shall constitute a violation of the borough code by the card holder (unless the card was reported lost or stolen under subsection E.) and by any person using the card, and shall be punishable by a civil penalty of \$50.00 per violation. The violator(s) are also responsible for any tax which would otherwise have been due, plus interest and penalties thereon, and related administrative costs. If a penalty imposed is not paid, it may be collected in a civil action brought by the borough.

3. A senior citizen sales tax exemption card issued to a card holder who has violated the provisions of this section shall be void and shall be forfeited to and canceled by the finance director.

Section 4 Submittal to Voters:

A. In accordance with subsection 12.02B the Borough Charter, the Borough Clerk shall submit this ordinance to the voters of the borough at the next regular election, to be held on October 7, 2025.

B. The proposition to be submitted to the voters shall read substantially as follows:

Proposition #____

Limiting eligibility for the senior sales tax exemption to low-income seniors.

Shall Section 4.28.130, *Senior citizen exemption*, of the Borough Code be amended to limit eligibility to low-income seniors?

☐ YES

☐ NO

This change would limit eligibility for the borough sales tax senior exemption to those who qualify for the State of Alaska Senior Benefits Payment Program.

PETERSBURG BOROUGH

ORDINANCE #2025-06

Section 5. Severability: If any provision of this ordinance or any application to any person or circumstance is held invalid, the remainder of this ordinance and the application to other persons or circumstances shall not be affected.

Section 6. Effective Date: This ordinance shall be effective upon adoption. The proposed amendment to PMC 4.28.130, if approved by the voters, shall become effective January 1, 2026.

Passed and approved by the Petersburg Borough Assembly, Petersburg, Alaska this 16th day of June, 2025.

Donna Marsh, Vice Mayor

ATTEST:

Rebecca Regula, Clerk

Adopted:
Noticed:
Effective:

Senior Benefits Program Gross Annual Income Limit

Effective 4/1/2025

Senior Household Size	\$250 monthly payment	\$175 monthly payment	\$125 monthly payment
Individual	\$14,663	\$19,550	\$34,213
Married Couple	\$19,823	\$26,430	\$46,253

:
 .



Senior BENEFITS PROGRAM

Information & Fact Sheet
Updated January 2025

Overview

The Alaska Senior Benefits Program pays monthly cash benefits to Alaskans who are age 65 or older and have low to moderate income. Payment levels depend on available state funding and how many people apply and qualify for the program. If the state budget cannot support the original amounts of \$125, \$175, and \$250, regulations allow for changes to be made for all eligible program participants. Cuts come from the highest income tier first, then the second, then the third.

The monthly payment for the highest income level was reduced to \$47 from \$125 on March 1, 2016, due to the state's limited budget for state fiscal year 2016. The budget for state fiscal year 2017 allowed full monthly payments of \$175 and \$250 to recipients with the lowest income. Those income payment levels continued through the end of that fiscal year. Funding reductions in this program must be applied to individuals in the highest income bracket first. They received \$47 for July because the budget was not finalized in time to make changes for July benefits. Beginning August 1, 2016, individuals in that highest income bracket received \$76 per month based on available funding at that income bracket. These income payment levels continued for state fiscal years 2018 - 2024. The budget for the state fiscal year 2025 again allowed for \$125 payments for the highest income bracket.

Eligibility and Payment:

- Eligibility and payment amount are based on gross annual income (before any deductions are taken for taxes, Medicare premiums, etc.)
- Assets, such as savings, are not counted
- Income limits may change yearly along with Alaska's federal poverty level. The \$250, \$175, and \$76 monthly payments correspond to 75 percent, 100 percent, and 175 percent of the federal poverty level for Alaska, respectively
- Payments are not available to seniors living in the following institutions:
 - ✓ Prison or jail
 - ✓ Alaska Pioneers' Home or Alaska Veterans' Home
 - ✓ A nursing home
 - ✓ Public or private institution for mental disease

Senior Benefits Program Gross Annual Income Limit Effective 7/1/2024

The payment amount for the highest income bracket changed July 1, 2024 due to a budget increase.

Senior Household Size	\$250 monthly payment	\$175 monthly payment	\$125 monthly payment
Individual	\$14,108 (\$1,176 per month)	\$18,810 (\$1,568 per month)	\$32,918 (\$2,744 per month)
Married Couple	\$19,155 (\$1,597 per month)	\$25,540 (\$2,129 per month)	\$44,695 (\$3,725 per month)

**Senior Benefits Program Gross Annual Income Limit
Effective 4/1/2024**

The income limit changed April 1, 2024 due to a change in the Federal Poverty Limit.

Senior Household Size	\$250 monthly payment	\$175 monthly payment	\$76 monthly payment
Individual	\$14,108 (\$1,176 per month)	\$18,810 (\$1,568 per month)	\$32,918 (\$2,744 per month)
Married Couple	\$19,155 (\$1,597 per month)	\$25,540 (\$2,129 per month)	\$44,695 (\$3,725 per month)

**Senior Benefits Program Gross Annual Income Limit
Effective 4/1/2023**

The income limit changed April 1, 2023 due to a change in the Federal Poverty Limit.

Senior Household Size	\$250 monthly payment	\$175 monthly payment	\$76 monthly payment
Individual	\$13,658 (\$1,139 per month)	\$18,210 (\$1,518 per month)	\$31,868 (\$2,656 per month)
Married Couple	\$18,480 (\$1,540 per month)	\$24,640 (\$2,054 per month)	\$43,120 (\$3,594 per month)

**Senior Benefits Program Gross Annual Income Limit
Effective 4/1/2022**

The income limit changed April 1, 2022 due to a change in the Federal Poverty Limit.

Senior Household Size	\$250 monthly payment	\$175 monthly payment	\$76 monthly payment
Individual	\$12,743 (\$1,062 per month)	\$16,990 (\$1,416 per month)	\$29,733 (\$2,478 per month)
Married Couple	\$17,168 (\$1,431 per month)	\$22,890 (\$1,908 per month)	\$40,058 (\$3,339 per month)

**Senior Benefits Program Gross Annual Income Limit
Effective 4/1/2021**

The income limit changed April 1, 2021 due to a change in the Federal Poverty Limit.

Senior Household Size	\$250 monthly payment	\$175 monthly payment	\$76 monthly payment
Individual	\$12,068 (\$1,006 per month)	\$16,090 (\$1,341 per month)	\$28,158 (\$2,347 per month)
Married Couple	\$16,328 (\$1,361 per month)	\$21,770 (\$1,815 per month)	\$38,098 (\$3,175 per month)

Senior Benefits recipients as of December 2024:

- 11,249 recipients. Number and percent of seniors at each payment level:
 - ✓ \$250 – 2,048 (18.2%) ✓ \$175 – 5,246 (46.6%) ✓ \$125 – 3,955 (35.2%)
- As of December 2024, the average age of recipients is 74 and the maximum age is 108
- The number of Senior Benefits cases in December of each year:
 - ✓ 2024 – 11,249 ✓ 2022 – 8,988 ✓ 2020 – 10,173
 - ✓ 2023 – 10,263 ✓ 2021 – 11,533 ✓ 2019 – 10,784

Recipients statewide as of December 2024:

Census Area	Number of Recipients	Census Area	Number of Recipients
Aleutians East	14	Kodiak	195
Aleutians West	25	Kusilvak	164
Anchorage	4,172	Lake and Peninsula	31
Bethel	466	Mat-Su	1,760
Bristol Bay	6	Nome	193
Chugach	74	North Slope	16
Copper River	78	NW Arctic	84
Denali	15	Petersburg	61
Dillingham	91	Prince of Wales	140
Fairbanks N Star	940	SE Fairbanks	172
Haines	79	Sitka	103
Hoonah-Angoon	85	Skagway	4
Juneau	402	Wrangell	67
Kenai	1,359	Yakutat	18
Ketchikan Gateway	274	Yukon / Koyukuk	161
		GRAND TOTAL	11,249

History of the Senior Benefits Program:

1972 - 2003	Alaska Longevity Bonus Program. Established in 1972. Alaska residents became eligible at age 65. \$250/month was issued to seniors who applied before 1994, \$200 to those applying in 1994, \$150 to those applying in 1995, and \$100 to those applying in 1996. Payments were not available to seniors who applied after 1996. The program was subsequently defunded in 2003, and final benefits were issued for the month of August 2003.
2003 - 2004	Senior Assistance Program. Beginning September 2003, the Governor's office used its executive authority to establish the needs-based Senior Assistance program in response to the needs of low-income Alaskans aged 65 and older who were financially impacted by the elimination of the Alaska Longevity Bonus. Payments were limited to \$120/month. The program ended March 2004.
2004 - 2007	SeniorCare Program. Beginning April 2004, the SeniorCare Program was established to replace the former Senior Assistance Program. The new program was expanded to include a prescription drug benefit. Low-income seniors that passed the program's income and resource limits could choose to receive either a \$120/month payment or a prescription drug benefit. The program ended July 2007.
2007 - Present	Senior Benefits Program. Established to replace the SeniorCare Program. Began August 2007; up for reauthorization in June 2018. Provides three payment levels based on the senior's gross annual income. Income limits are tied to the Federal Poverty Guidelines for Alaska and change each year as the poverty level changes. There is no asset test. Due to caseload increase, the highest income level that normally receives a \$125 benefit had the benefit reduced to \$47 effective March 1, 2016. The budgets for state fiscal years 2018 – 2024 only allowed for a monthly payment of \$76 to recipients in the highest income level.



Alaska Department of Health
Division of Public Assistance

Office Use Only

D.O. Date Rec'd _____
Fee Agent _____
Date Rec'd _____
Fee Agent Signature _____

Senior BENEFITS PROGRAM

- ☐ New Application
☐ Renewal Application

Alaska residents who are age 65 or older may qualify for a monthly payment from the Senior Benefits Program. Income limits are based on the Alaska Federal Poverty Guidelines and will change every year. Benefit amounts are tied to legislative funding and can change at any time.

Please complete the information below so we can determine your eligibility for these benefits. We need this information for you and your spouse if he or she is living with you, even if your spouse is under the age of 65. If you are both applying for Senior Benefits, you will both need to complete the Authorization for Release of information on page 3 and sign the application on page 4.

- 1** Are you applying for you? ☐ Yes ☐ No
Are you applying for your spouse? ☐ Yes ☐ No (must be 65 years old)

2 Applicant Information

Name (First, Middle Initial, Last)	Social Security Number		Date of Birth
Do you intend to remain an Alaska Resident? <input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> US Citizen <input type="checkbox"/> Legal Alien Alien #:		<input type="checkbox"/> Male <input type="checkbox"/> Female
Mailing Address (Street or PO Box)	City	State	Zip
Residence Address	City	State	Zip
Phone Number	Message Phone		

3 Spouse Information (required if living with you)

Name (First, Middle Initial, Last)	Social Security Number		Date of Birth
Do you intend to remain an Alaska Resident? <input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> US Citizen <input type="checkbox"/> Legal Alien Alien #:		<input type="checkbox"/> Male <input type="checkbox"/> Female

Gross annual income is the amount before any deductions are subtracted, such as taxes or Medicare premiums.

If you are not registered where you live now, would you like to apply to register to vote? ☐ Yes ☐ No

State of Alaska
Department of Health
Division of Public Assistance

What is an 'Authorization for Release of Information'?

Your signature on this form gives the Department of Health, its agents, and the Department of Law permission to ask for information about your health, finances, family and personal history. This information is only used in the administration of public assistance programs and will not be released to any other person or agency outside of the Department of Health or its representatives. The Release of Information will be in effect while you are an applicant or recipient of Public Assistance, and for any later investigations of your eligibility and receipt of benefits.

Who will we ask for information?

The people or organizations that may be contacted include, but are not limited to: the Alaska Housing Finance Corporation, the Department of Fish and Game, the Department of Labor, the Department of Law, the Department of Military and Veterans Affairs, the Department of Public Safety, the Department of Revenue, U. S. Citizenship and Immigration Services, employers, financial institutions, landlords, local governments, Native corporations, private individuals, public assistance program contractors and grantees, school authorities, the Social Security Administration, stock brokerage firms, and tax assessors.

I Authorize This Release of Information:

Signature of Adult

Signature of Other Adult

Printed Name

Printed Name

Social Security Number

Social Security Number

Address

Address

Phone Number

Phone Number

Date

Date

A Copy of this Release is as Valid as the Original

Rights and Responsibilities. I understand that:

- I have a right to request a fair hearing if I do not agree with the decision made on this application. I can make a request for a fair hearing, in writing, to any Division of Public Assistance office. The request for a fair hearing must be received within 30 days from the date of the notice.
- I, or a responsible person acting on my behalf, must report changes in my circumstances within 10 days after the event occurs. Changes can be reported by phone, in writing, or in person. The Division of Public Assistance must be notified if the applicant or their spouse:
 - Has a change in mailing or residence address,
 - Is absent from the state for 30 consecutive days or more,
 - Is admitted to or discharged from a hospital, nursing home, or Pioneer Home,
 - Has a change in income, or
 - Passes away
- If you receive an overpayment of Senior Benefits to which you are not entitled, you may be financially responsible for repaying the overpayment to the State of Alaska. By accepting benefits, you must understand and agree that you may have a responsibility for the repayment of benefits to which you were not entitled.

ACKNOWLEDGEMENT OF UNDERSTANDING AND STATEMENT OF TRUTH**Acknowledgements**

- I understand that I must be a current Alaska resident to qualify for Public Assistance benefits administered by the Alaska Division of Public Assistance. I further understand that, if my residency status changes, I must report the change to the Alaska Division of Public Assistance within 10 days. I further understand that if I leave the state for 30 or more days, I must notify the Alaska Division of Public Assistance of my absence, regardless of whether I consider myself an Alaska resident/intend to return to Alaska, or not.
- I understand that eligibility for Public Assistance is determined in part by how much income my household has at its disposal. To that end, I understand that this application requires that I disclose all income received by myself and members of my household, including but not limited to income from the following sources: Employment (including Self-Employment), Alimony, Child Support, Unemployment, Net Rental/Royalty, Pension/Retirement, Supplemental Security Income, Veteran's Benefits, and Social Security Benefits.

I have read or had read to me the "Rights and Responsibilities" section of the application and I understand my rights and responsibilities, including fraud penalties, as described in this application.

I have read or heard read to me the "Acknowledgments" section of the application and understand each one.

Under penalty of perjury, I certify that all information contained in this application, including U.S. citizenship or lawful immigrant status of all persons applying for benefits, is true and correct to the best of my knowledge.

Signature of Applicant: _____ **Date:** _____

Signature of Spouse: _____ **Date:** _____

***Please return your completed application to any Division of Public Assistance office.
A list of offices and their contact information can be found on the last page.***

APPENDIX C

OPTIONAL

Appointing an Authorized Representative

Would you like to allow someone to represent you on all matters related to your application and case?

You can give a trusted person or an organization permission to talk about your application and case with us, see your information, and act for you on matters related to your Public Assistance case. This person is called an "authorized representative." **An authorized representative can make changes to your Public Assistance case and has access to the information in your case file. You will be held responsible for any change that is made to your case by your appointed authorized representative, up to and including potential fraud charges.**

The Division of Public Assistance can release any information regarding your application and case to your authorized representative or any member of the organization indicated on this form. More than one person or organization can serve as your authorized representative.

You can appoint, withdraw, or change an authorized representative at any time. If you ever need to change your authorized representative, contact the Division of Public Assistance. *If you are a legally appointed representative for someone on this application and provide proof, you do not need to complete this section.*

Name of Authorized Representative (First name, Middle name, Last name) or Organization		Phone Number
Authorized Representative's Address	Apartment or suite number	Email
City	State	ZIP code

☐ New
 ☐ Change
 ☐ Addition
 ☐ Remove this person or organization as my authorized representative

OR

Permission to Release Information

Is there anyone that you would like us to share information with about your application and case?

By completing this section, you can give permission for the following person or organization to receive information about your Public Assistance application and benefit status, but they will not have the ability to act on your behalf like an authorized representative. You give the Division of Public Assistance permission to release information about your case status to this additional person or organization. You may cancel this release at any time by contacting the Division of Public Assistance.

Name of person (First name, Middle name, Last name) or Organization		Phone Number
Address	Apartment or suite number	Email
City	State	ZIP code

AND

Applicant / Recipient's Signature	Date (mm/dd/yyyy)
Applicant / Recipient's Printed Name	Social Security Number or Case Number

To be valid, this form must be signed by the applicant or recipient.

Public Assistance Offices

ANCHORAGE University Center 4001 Ingra Street, Suite 131 Anchorage, AK 99503 Phone: 1-800-478-7778 Fax: (907) 269-6520 or 1-888-269-6520 hss.dpa.offices@alaska.gov	BETHEL 460 Ridgecrest Drive, Suite 121 Mailing: P.O. Box 365 Bethel, AK 99559 Phone: 1-800-478-7778 Fax: 1-888-269-6520 hss.dpa.offices@alaska.gov	FAIRBANKS 675 7 th Ave, Station E Fairbanks, AK 99701 Phone: 1-800-478-7778 Fax: 1-888-269-6520 hss.dpa.offices@alaska.gov
HOMER 3670 Lake Street, Suite 200 Homer, AK 99603 Phone: 1-800-478-7778 Fax: 1-888-269-6520 hss.dpa.offices@alaska.gov	JUNEAU 10002 Glacier Highway, Suite 201 Mailing: P.O. Box 110642 Juneau, AK 99811-0642 Phone: 1-800-478-7778 Fax: 1-888-269-6520 hss.dpa.offices@alaska.gov	KENAI 11312 Kenai Spur Highway, Suite 2 Kenai, AK 99611 Phone: 1-800-478-7778 Fax: 1-888-269-6520 hss.dpa.offices@alaska.gov
KETCHIKAN 2030 Sea Level Drive, Suite 301 Ketchikan, AK 99901 Phone: 1-800-478-7778 Fax: 1-888-269-6520 hss.dpa.offices@alaska.gov	KODIAK 211 Mission Road, Suite 101 Kodiak, AK 99615 Phone: 1-800-478-7778 Fax: 1-888-269-6520 hss.dpa.offices@alaska.gov	LONG TERM CARE University Center 4001 Ingra Street, Suite 131 Anchorage, AK 99503 Phone: 1-800-478-7778 Fax: (907) 269-6520 or 1-888-269-6520 hss.dpa.offices@alaska.gov
NOME 214 E. Front Street Nome, AK 99762 Mailing: 675 7 th Ave, Station E Fairbanks, AK 99701 Phone: 1-800-478-7778 Fax: 1-888-269-6520 hss.dpa.offices@alaska.gov	SITKA 304 Lake Street, Suite 101 Sitka, AK 99835 Phone: 1-800-478-7778 Fax: 1-888-269-6520 hss.dpa.offices@alaska.gov	WASILLA 855 W. Commercial Drive Wasilla, AK 99654 Phone: 1-800-478-7778 Fax: 1-888-269-6520 hss.dpa.offices@alaska.gov

If you need a language interpreter, call 1-800-478-7778 and we will provide one at no cost to you. If you are deaf, hard of hearing, or have a speech disability, dial 711 to reach an Alaska Relay Communications Assistant.

**PETERSBURG BOROUGH
ORDINANCE #2025-07**

**AN ORDINANCE UPDATING CHAPTER 14.16.070 OF THE MUNICIPAL CODE
ENTITLED: "ELECTRIC UTILITY"**

WHEREAS, in this year's budget preparations and through the use of the new Waterworth rate review software, Petersburg Municipal Power & Light identified that overall department revenues need to increase by 4% in FY26 in order to fully cover expenses and inflation, fund capital projects, meet reserve policies, and achieve the required debt coverage ratio required by our revenue bond.

THEREFORE, THE PETERSBURG BOROUGH ORDAINS, Chapter 14.16 of the Petersburg Municipal Code, entitled Electric Utility, is hereby amended as follows:

Section 1. Classification: This ordinance is of a general and permanent nature and shall be codified in the Petersburg Municipal Code.

Section 2. Purpose: The purpose of this ordinance is to update the language of Chapter 14.16 to include electric rate and connection cost increases

Section 3. Substantive Provisions: The following provisions of Chapter 14.16 of the Petersburg Borough Municipal Code are hereby amended as set out below (the proposed new language is in green and underlined and the language proposed for deletion is struck through):

14.16.670 Rates—Residential service.

- A. *Applicability.* The rates in this section apply to domestic usage in private residences and apartments, measured through a single meter; provided, that single-phase motors shall not exceed seven and one-half horsepower.
- B. *Character of service.* Residential service will be 60-hertz, alternating current. The utility reserves the right to specify the voltage and phase of service supplied under this schedule.
- C. *Monthly rate.*

		Effective 1/2022 Billing	Effective 7/2025 Billing
Customer charge:		\$10.00	\$161.00
Energy charge:	0—500 KWH=All kwh	12.25-cents/kwh	12.62-cents/kwh
	over 500-KWH=	9.45-cents/kwh	10.8-cents/kwh

- D. *Fuel and purchased power adjustment charge.* Subject to section 14.16.720.

14.16.680 Rates—General service class.

- A. *Applicability.* The rates in this section may apply to all requirements for lighting, heating and power measured through a single meter that is below 50 kilovolt-ampere transformer rating or 50 kilowatt demand.
- B. *Character of service.* General service will be 60-hertz, alternating current. The utility reserves the right to specify the voltage and phase of service supplied under this schedule.
- C. *Monthly rate.*

		Effective 1/2022 Billing	Effective 7/2025 2 Billing
Customer charge:		\$10.50	\$1220.00
Energy charge:	0—3,000 KWH=All kwh	11.65 cents/kwh	12.311.9 cents/kwh
	over 3,000 KWH=	10.2 cents/kwh	11.6 cents/kwh

D. *Fuel and purchased power adjustment charge:* Subject to section 14.16.720.

14.16.690 Rates—Large commercial service.

- A. *Applicability.* The rates in this section apply to lighting, heating and power service for commercial or industrial service having measured demands equal to or greater than 50 kilovolt-ampere transformer rating or 50 kilowatt demand.
- B. *Character of service.* Large commercial service will be 60-hertz, alternating current. The utility reserves the right to specify the voltage or phase of service supplied under this schedule.
- C. *Monthly rate.*

		Effective 1/2022 Billing	Effective 7/2025 2 Billing
Customer charge:		\$31.00	\$34.00 \$40.00
Demand charge:		\$3.40 per KW of billing demand	\$3.70 per KW of billing demand
Energy charge:	0—15,000 KWH=All kwh	11.45 cents/kwh	12.311.9 cents/kwh
	15,001—60,000 KWH=	11.85 cents/kwh	12.6 cents/kwh
	over 60,000 KWH=	9.6 cents/kwh	10.4 cents/kwh

- D. *Fuel and purchased power adjustment charge.* Subject to section 14.16.720.
- E. *Minimum charge.* The minimum demand charge shall not be less than 75 percent of the highest demand billed during the preceding 11 months, or in any case not less than \$170.00 after January 2, 2022; and \$185.00 after July 1, 2022.
- F. *Billing demand.* The billing demand shall be the maximum 15-minute measured demand during the billing period, adjusted for power factor.
- G. *Adjustment of demand for power factor.* Demands will be adjusted to correct for average power factors lower than 90 percent. Such adjustments will be made by increasing the measured demand one percent for each one percent or portion thereof by which the average power factor is less than 90 percent lagging.
- H. *Agreement of service.* The borough may require an agreement to be entered into for service under this schedule.

14.16.700 Rates—Boat harbor service.

- A. *Applicability.* The rates in this section apply to usage in moored private boats, measured through a single meter, at the boat harbors; provided, that single-phase motors shall not exceed seven and one-half horsepower.
- B. *Character of service.* Boat harbor service will be 60-hertz, alternating current. The utility reserves the right to specify the voltage and phase of service supplied under this schedule.
- C. *Monthly rate.*

		Effective 1/2022 Billing	Effective 7/2025 2 Billing
Customer charge:		\$10.50	\$12.00 20.00

Energy charge:	0—500 KWH=All kwh	12.3 cents/kwh	12.8 12.4 cents/kwh
	over 500 KWH=	11.0 cents/kwh	12.4 cents/kwh

D. *Fuel and purchased power adjustment charge.* Subject to section 14.16.720.

14.16.716 Economic development power rate.

- A. The purpose of this rate schedule is to encourage economic development by encouraging capital investments, adding jobs, improving the efficient utilization of existing municipal power and light facilities and diversifying customer base.
- B. Applicant eligibility requirements are as follows:
1. New commercial or industrial customers at one location having peak demand equal to, or greater than, 50 kilowatts. A new customer's electric service represents demand not previously serviced by the electric utility at any location.
 2. Existing commercial or industrial customers who increase their peak demand at one location by no less than 50 kilowatts. The rate shall apply only to the expanded demand and shall be measurable by installation of a separate electric meter or other device approved by the utility director.
 3. The applicant is required to be located where there is no significant additional investment in utility facilities by the borough or pay for the line extension and/or transformer costs under terms of the existing code.
 4. Upon connection of the new or increased load addressing sections B.1 or B.2 of this section, A-a customer will be charged established normal rates per the applicable customer class until they prove that they have met sections B.1 and B.2. The customer has up to 12 months from the month service is energized or new load is added to demonstrate eligibility under provisions B.1. or B.2. of this section. The customer must provide a written request for application of the Economic Development rate to the Utility Director, with information provided that clearly shows that the load threshold has been met.
 5. All written requests for service under this section will be considered by the borough assembly, after review and recommendation by the utility director; however, requests which do not conform to purpose and applicability provisions as determined by the director, shall not be approved.
- C. *Character of service.* Service will be 60-hertz, alternating current. The borough reserves the right to specify the voltage or phase of service supplied under this schedule.
- D. *Monthly rate.*

		Billing Period
Customer charge:		\$ 25 30.00
Demand charge:		-0-
Energy charge:	All KWH	9 10.5 cents/KWH

E. *Term of rate.*

1. The term of this rate shall not exceed a period of three years from the month that increased or added loads have been proven by the customer and approval of the rate is approved. service is energized or new load is added for which the rate is being sought.
2. Continuation of service beyond the three year limit will be at the appropriate standard rate.

3. This rate will not go into effect until applicant is approved by the borough assembly, and no refund or consideration for past power consumption will be considered.
- F. *Special provisions.* This rate may be curtailed by the borough assembly upon 30 days' notice in the event that sufficient hydro power is no longer available. Should this occur, the customer would have the option of switching to the appropriate standard rate schedule or having the service discontinued.
- G. *Agreement of service.* The borough assembly may require an agreement to be entered into for service under this schedule.

14.16.717 Rates—Municipal buildings.

- A. *Applicability.* The rates of this section apply only to the following municipal buildings, of the Petersburg Borough who receive a large commercial rate: 1) the Aquatic Center Boiler Room, 2) the Aquatic Center, 3) the High School/Middle School/High School Gym, and 4) the Elementary School.
- B. *Character of service.* The service voltage shall be three-phase, 60-hertz. The utility reserves the right to specify the voltage supplied under this service.
- C. *Monthly rate.* The energy charge and monthly customer charges shall be as presented in the table below. There are no demand or power factor penalty charges. In addition to the energy charge and monthly customer charge, the fuel and purchased power adjustment charge described in section 14.15.720 will apply.

		Effective 1/2022 Billing Period	Effective 7/2025² Billing Period
Customer charge:		\$27.50	\$340.00
Demand charge:		-0-	-0-
Energy charge:	All kWH-kwh	9.3 cents/KWH	10.811.2 cents/kWH-kwh

- D. *Special provisions.* During the annual budget process, the electric utility shall report to the assembly the dollar amount difference by offering the municipal rate instead of the large commercial rate.

Section 4. Severability: If any provision of this ordinance or any application to any person or circumstance is held invalid, the remainder of this ordinance and the application to other persons or circumstances shall not be affected.

Section 5. Effective Date: This Ordinance shall become effective immediately upon final passage.

Passed and approved by the Petersburg Borough Assembly, Petersburg, Alaska this 16th day of June 2025.


Donna Marsh, Vice Mayor

ATTEST:

Rebecca Regula, Borough Clerk

Adopted:
Noticed:
Effective:

MEMORANDUM

TO: MAYOR JENSEN AND BOROUGH ASSEMBLY
FROM: KARL HAGERMAN, UTILITY DIRECTOR 
SUBJECT: RECOMMENDATION FOR ELECTRIC UTILITY RATE INCREASE
DATE: 5/14/2025
CC: STEVE GIESBRECHT, BOROUGH MANAGER
BECKY REGULA, BOROUGH CLERK
JODY TOW, FINANCE DIRECTOR

In this year's budget preparations and through the use of the new Waterworth rate review software, Petersburg Municipal Power & Light identified that overall department revenues need to increase by 4% in FY26 in order to fully cover expenses and inflation, fund capital projects, meet reserve policies, and achieve the required debt coverage ratio required by our revenue bond.

At the May 5th Assembly meeting, Aryan Chawla of Waterworth presented information in support of the department's recommendation to increase revenue by 4% in FY26. As mentioned in the meeting, PMPL has two goals in regard to the rate increase ordinance. Overall revenues must increase and an adjustment to current rate design will focus on conservation instead of the historical emphasis on power sales. The current declining block rate design was developed to encourage sales and power use in the community. This was appropriate when hydro power was plentiful at all times of the year. With the societal shift towards electrification of so many things in our lives, power availability is not what it once was. In fact, over the past 3-4 years, Petersburg along with the other SEAPA communities has had to run diesel generation on the coldest days to supplement our wholesale power provider. While SEAPA is working hard to develop the next increment of generation, it will be years before any additional power is provided to its member communities in the winter months.

The new singular energy rate for each customer class eliminates the "sales" model which made power cheaper if a customer used more in a billing period. The proposed rates make it easier for customers to understand their bills and to cut their monthly costs by conserving energy at their home or business. Monthly base rates have been increased to stabilize the overall revenue stream during this time of rate change. While it is normal for the utilities to recommend multiple years of rates when drafting an ordinance, this ordinance will only increase rates for FY26 at this time. The utility would like to see how the rates truly affect revenues so that the Waterworth software can be updated and future proposed rate increases will meet the revenue requirements of the utility.

An attachment to this memo shows comparisons of various customer billings using the current rates and the proposed rates. You'll notice that some customers' percentage increases will be higher and some will be lower. This is a function of moving away from the declining block rate and how that rate structure influenced monthly billings. The utility feels that all proposed rates do reflect equality for our customers when comparing consumption of the class and revenues received by that customer group.

Also, the utility is providing information on how the proposed rates compare to other communities in our region. As you'll see, Petersburg's rates remain extremely competitive even with the proposed increases.

It is PMPL's recommendation that the Assembly approve the proposed rate ordinance. Thank you for your consideration.

PMPL Proposed Rate Increase
Customer Comparisons

	3/31/2025 Statement charges	Charges with Proposed Rates
Residential Customer #1	\$11.00	\$16.00
1203 kWh	\$138.92	\$147.03
TOTAL	\$149.92	\$163.03
Percentage increase		8.74%
Residential Customer #2	\$11.00	\$16.00
3590 kwh	\$396.72	\$438.77
TOTAL	\$407.72	\$454.77
Percentage increase		11.54%
General Service Customer #1	\$12.00	\$20.00
1279 kWh	\$157.32	\$152.60
TOTAL	\$169.32	\$172.60
Percentage increase		1.94%
General Service Customer #2	\$12.00	\$20.00
7428 kWh	\$882.65	\$886.23
TOTAL	\$894.65	\$906.23
Percentage increase		1.29%
Harbor Customer #1	\$12.00	\$20.00
629 kWh	\$80.00	\$78.10
TOTAL	\$92.00	\$98.10
Percentage increase		6.63%
Harbor Customer # 2	\$12.00	\$20.00
1,322 kWh	\$165.93	\$164.14
TOTAL	\$177.93	\$184.14
Percentage increase		3.49%
Lg Commercial #1	\$34.00	\$40.00
56,400 kWh	\$7,061.40	\$6,729.08
742.5 KW	\$2,747.25	\$2,747.25
17,200 kVarh	\$0.00	\$0.00
TOTAL	\$9,842.65	\$9,516.33
Percentage increase		-3.32%
Lg Commercial Customer #2	\$34.00	\$40.00
144,960 kWh	\$16,350.84	\$17,295.17
591.36 KW	\$2,188.03	\$2,188.03
45,120 kVarh	\$0.00	\$0.00
TOTAL	\$18,572.87	\$19,523.20
Percentage increase		5.12%
MUNI Customer #1	\$30.00	\$34.00
15,840 kWh	1710.72	1774.08
TOTAL	\$1,740.72	\$1,808.08
Percentage increase		3.87%
MUNI Customer #2	\$30.00	\$34.00
33,480 kWh	3615.84	3749.76
TOTAL	\$3,645.84	\$3,783.76
Percentage increase		3.78%

COMPARABLE ELECTRIC RATES
PMPL 2025

Item 14B.

Residential:

	RATE		MONTHLY CHARGE
Current Petersburg	\$0.1260	0-500 kWh	\$11.00
	\$0.1080	500 kWh+	
Proposed Petersburg	\$0.1222	all kWh	\$16.00
Juneau	\$0.1229	all kWh	\$10.08
Ketchikan	\$0.1349	all kWh	\$8.95
Wrangell	\$0.1548	0-300 kWh	\$8.00
	\$0.1291	300-1200 kWh	
	\$0.1056	1,200 kWh+	
Sitka	\$0.2193	all kWh	\$21.90
Kodiak	\$0.1823	all kWh	\$7.50

Harbor:

	RATE		MONTHLY CHARGE
Current Petersburg	\$0.1280	0-500 kWh	\$12.00
	\$0.1240	500 kWh+	
Proposed Petersburg	\$0.1241	all kWh	\$20.00
Juneau	varies depending on amps		
Ketchikan	\$0.1349	all kWh	\$16.55
Wrangell	under residential or sm commercial		
Sitka	\$0.2193	all kWh	\$20.48
Kodiak	under small commercial		

Small Commercial:

	RATE		MONTHLY CHARGE
Current Petersburg	\$0.1230	0-3,000 kWh	\$12.00
	\$0.1160	3,000 kWh+	
Proposed Petersburg	\$0.1193	all kWh	\$20.00
Juneau	\$0.1178	all kWh	\$17.74
	\$0.0677	kW (demand)	\$25.28
Ketchikan	\$0.1270	all kWh	\$42.00
	\$3.6300	0-25 kW	
	\$4.0800	over 25 kW	
Wrangell	\$0.1441	all kWh	\$9.00
Sitka	\$0.2148	all kWh	\$61.00
	\$6.7100	over 25 kW	
Kodiak	\$0.1955	0-300 kWh	\$15.00
	\$0.1716	over 300 kWh	

Large Commercial:

	RATE		MONTHLY CHARGE
Current Petersburg	\$0.1230	0- 15,000 kWh	\$34.00
	\$0.1260	15,000-60,000 kWh	
	\$0.1040	over 60,000 kWh	
	\$3.7000	kW (demand)	
Proposed Petersburg	\$0.1193	all kWh	\$40.00
	\$3.7000	kW	
Juneau	\$0.0622	all kWh	\$86.53
	\$14.5600	kW	
Ketchikan	\$0.1188	all kWh	\$74.95
	\$4.0800	over 25 kW	
Wrangell	\$0.1345	0-70,000 kWh	\$13.50
	\$0.1302	70,000+ kWh	
Sitka	\$0.1624	all kWh	\$212.00
	\$6.7200	over 25 kW	
Kodiak	\$0.1699	0 - 20,000 kWh	\$50.00
	\$0.1550	over 20,000 kWh	
	\$5.6700	kW	

**PETERSBURG BOROUGH
ORDINANCE #2025-08**

**AN ORDINANCE UPDATING CHAPTER 14.04.420 OF THE MUNICIPAL CODE, ENTITLED
“WATER RATE SCHEDULE AND FEES”**

Whereas, the rates for the Borough Water Utility have not been updated since 2022, and increases are needed to keep up with increased costs and expenses to the Borough.

Therefore, the Petersburg Borough Ordains, Section 14.04.420 of the Petersburg Municipal Code, entitled Water rate schedule and fees, is hereby amended as follows:

Section 1. Classification: This ordinance is of a general and permanent nature and shall be codified in the Petersburg Municipal Code.

Section 2. Purpose: The purpose of this ordinance is to update the rates found for water utility service set out in Section 14.04.420

Section 3. Substantive Provisions: Section 14.04.420 of the Petersburg Borough Municipal Code is hereby amended as set out below. The table containing the new proposed rates are in red, with the old rate struck through.

14.04.420 Water rate schedule and fees.

A. Metered water rates shall be based on the size of service and shall be as follows:

Rate Schedule					
	FY22	FY23	FY24	FY25	FY26
Annual increase on July 1 of fiscal year		3% inc.	3% inc.	3% inc.	3% inc.
Monthly Base/Commodity Charge					
¾" residential base charge +	\$35.21	\$36.37	\$37.46	\$38.58	\$39.74
¾" residential charge per 1,000 gal	\$2.30	\$2.37	\$2.44	\$2.51	\$2.59
¾" senior discounted base charge +	\$17.66	\$18.19	\$18.74	\$19.30	\$19.88
¾" senior discounted per 1,000 gal	\$1.15	\$1.18	\$1.22	\$1.26	\$1.29
1" base charge +	\$47.39	\$48.81	\$50.28	\$51.78	\$53.34

PETERSBURG BOROUGH
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1" charge per 1,000 gal	\$4.10	\$4.22	\$4.35	\$4.48	\$4.61
1.5" base charge+	\$118.48	\$122.03	\$125.70	\$129.47	\$133.35
1.5" charge per 1,000 gal	\$4.00	\$4.12	\$4.24	\$4.37	\$4.50
2" base charge +	\$248.81	\$256.27	\$263.96	\$271.88	\$280.04
2" charge per 1,000 gal	\$3.81	\$3.92	\$4.04	\$4.16	\$4.29
3" base charge +	\$544.98	\$561.33	\$578.17	\$595.51	\$613.38
3" charge per 1,000 gal	\$2.38	\$2.45	\$2.52	\$2.60	\$2.68
4" base charge +	\$829.33	\$854.21	\$879.84	\$906.23	\$933.42
4" charge per 1,000 gal	\$1.84	\$1.90	\$1.95	\$2.01	\$2.07
6" base charge +	\$1,244.02	\$1,281.34	\$1,319.78	\$1,359.37	\$1,400.16
6" charge per 1,000 gal	\$1.04	\$1.07	\$1.10	\$1.14	\$1.17

Rate Schedule					
	FY26	FY27	FY28	FY29	FY30
Annual increase on July 1 of fiscal year	3% inc.	3% inc.	3% inc.	3% inc.	3% inc.
Monthly Base/Commodity Charge					
¾" residential base charge +	\$39.74	\$40.93	\$42.16	\$43.42	\$44.72
¾" residential charge per 1,000 gal	\$2.59	\$2.67	\$2.75	\$2.83	\$2.91
¾" senior discounted base charge +	\$19.88	\$20.48	\$21.09	\$21.72	\$22.37
¾" senior discounted per 1,000 gal	\$1.29	\$1.33	\$1.37	\$1.41	\$1.45
1" base charge +	\$53.34	\$54.94	\$56.59	\$58.29	\$60.04

**PETERSBURG BOROUGH
ORDINANCE #2025-08**

1" charge per 1,000 gal	\$4.61	\$4.75	\$4.89	\$5.04	\$5.19
1.5" base charge+	\$133.35	\$137.35	\$141.47	\$145.71	\$150.08
1.5" charge per 1,000 gal	\$4.50	\$4.64	\$4.78	\$4.92	\$5.07
2" base charge +	\$280.04	\$288.44	\$297.09	\$306.00	\$315.18
2" charge per 1,000 gal	\$4.29	\$4.42	\$4.55	\$4.69	\$4.83
3" base charge +	\$613.38	\$631.78	\$650.73	\$670.25	\$690.36
3" charge per 1,000 gal	\$2.68	\$2.76	\$2.84	\$2.93	\$3.02
4" base charge +	\$933.42	\$961.42	\$990.26	\$1,019.97	\$1,050.57
4" charge per 1,000 gal	\$2.07	\$2.13	\$2.19	\$2.26	\$2.33
6" base charge +	\$1,400.16	\$1,442.16	\$1,485.42	\$1,529.98	\$1,575.88
6" charge per 1,000 gal	\$1.17	\$1.21	\$1.25	\$1.29	\$1.33

B. Nonmetered water rate: \$5.00 per 1,000 gallons.

C. Fees for water utility services and administration shall be as follows:

Connect fee:	\$40.00 during normal business hours for each premises served. Actual labor cost, plus fifteen percent after business hours.
Meter testing fee:	Actual labor cost when test is performed during normal business hours.
New service fee:	\$150.00, plus the actual cost of the meter and fittings.
New service line installation:	Actual cost.
Shut-off due to unauthorized turn-on, fraud or abuse:	Actual cost to the borough, plus 15 percent.
Standby fire protection service:	No charge.
Transfer fee:	A. \$25.00, if the property owner only receives water service. The transfer fee covers the cost of name change and meter reading at two service locations and is billed to the new account.
	B. \$50.00, if the property owner receives additional borough utilities. In the case of multiple borough utilities, the transfer fee shall be divided and spread evenly between the utilities received and billed to the new account.

D. Interest shall accrue on past due accounts: Maximum rate allowable by state law.

E. Outside Service Area 1 rates and fees: Charges for all water services and fees for users outside Service Area 1 shall be twice the Service Area 1 rate.

F. Water Delivery Rates. Deliveries of potable water to Borough locations are made to properties that are accessible by road. Customers may be required to install piping from the closest accessible area to their cistern or storage tank if the tank is not readily accessible or the situation is unsafe for Borough staff. Rates for water delivery are based on overall time required to make a delivery, regardless if a customer's tank has

**PETERSBURG BOROUGH
ORDINANCE #2025-08**

the capacity to contain a full 3,000-gallon load. No splitting of loads between two customers is allowed. Rates per load are as follows and charged out based on each specific load delivered:

WD1: ~~\$200.00~~ **\$250.00** (One hour or less required of staff).

WD2: ~~\$250.00~~ **\$300.00** (over One hour and up to one and one-half hours required of staff).

WD3: ~~\$300.00~~ **\$350.00** (deliveries that require over one and one-half hours).

- G. Water rates and fees shall be reviewed annually by the water utility and finance departments and a recommendation made to the borough manager for the increase or decrease of rates as needed for the sound financial management of the water utility. The borough manager shall review the findings and present the recommendation to the borough assembly.

Section 4. Severability: If any provision of this ordinance or any application to any person or circumstance is held invalid, the remainder of this ordinance and the application to other persons or circumstances shall not be affected.

Section 5. Effective Date: This Ordinance shall become effective immediately upon final passage.

Passed and approved by the Petersburg Borough Assembly, Petersburg, Alaska this 16th day of June, 2025.

Donna Marsh, Vice Mayor

ATTEST:

Rebecca Regula, Clerk

Adopted:
Noticed:
Effective:

**PETERSBURG BOROUGH
ORDINANCE #2025-09**

**AN ORDINANCE UPDATING CHAPTER 14.08 OF THE MUNICIPAL CODE,
ENTITLED "SEWER UTILITY"**

WHEREAS, an annual rate review of the Borough Sewer Utility indicates that a greater than anticipated rate increase is needed for FY2026, FY2027, FY2028, FY2029 and FY2030 to keep up with increased costs and expenses to the Borough.

THEREFORE, THE PETERSBURG BOROUGH ORDAINS, Section 14.08.320A of Chapter 14.08 of the Petersburg Municipal Code, entitled Sewer Utility, is hereby amended as follows:

Section 1. Classification: This ordinance is of a general and permanent nature and shall be codified in the Petersburg Municipal Code.

Section 2. Purpose: The purpose of this ordinance is to update the rates for FY2026, FY2027, FY2028, FY2029 and FY2030 for sewer utility service set out in Section 14.08.320A.

Section 3. Substantive Provisions: Section 14.08.320A of the Petersburg Borough Municipal Code is hereby amended as follows. The language proposed for addition is in red and the language proposed for deletion is struck through.

14.08.320 Sewer collection rates.

- A. The sewer utility rate shall apply to the owner of all houses, buildings or other structures designed or used for human occupancy, employment, recreation or other purpose provided that the public sewer is within 150 feet of the property line. The rate for the sewer utility shall be a minimum based on a unit fee predicated on the size of the water service, plus a water commodity charge as follows. In the event municipal water service is not connected, the monthly minimum for five-eighths inch service shall apply unless it is apparent to the borough that a larger amount of water is being used on the premises.

Sewer Utility Monthly Service Charge Rate Schedule

		FY2022	FY2023 3% inc.	FY2024 6% inc.	FY2025 3% inc.	FY2026 3% inc.
Service Description	Size of Water Meter	Service Charge \$/mth	Service Charge \$/mth	Service Charge \$/mth	Service Charge \$/mth	Service Charge \$/mth
Residential	¾"	40.40	41.61	44.11	45.43	46.79
1" Sewer	1"	90.51	93.23	98.82	101.79	104.84
1½" Sewer	1½"	217.81	224.34	237.80	244.93	252.28
2" Sewer	2"	435.64	448.71	475.63	489.90	504.60
3" Sewer	3"	839.16	864.33	916.19	943.68	971.99
6" Sewer	6"	2,191.66	2,257.41	2,392.85	2,464.64	2,538.58
Industrial Sewer		528.61	544.47	577.14	594.45	612.29
Sewer 3/Base Conspt	¾"	121.19	124.83	132.32	136.29	140.38

**PETERSBURG BOROUGH
ORDINANCE #2025-09**

DBL Base+Conspt/Res	¾"	80.80	83.22	88.21	90.86	93.59
Sewer Conspt- Res	¾"	0.00	0.00	0.00	0.00	0.00
Sewer Base	¾"	40.40	41.61	44.11	45.43	46.79
Sewer Conspt- Com		0.00	0.00	0.00	0.00	0.00
Sewer-Condos		363.58	374.49	396.96	408.87	421.13
Sewer 3xBase +Conspt		121.19	124.83	132.32	136.29	140.38
Housing Apartments	¾"	242.39	249.66	264.64	272.58	280.76
Commercial Swr Base		90.51	93.23	98.82	101.79	104.84
Half Chg Senior Cit	¾"	20.21	20.82	22.07	22.73	23.41

Sewer Utility Monthly Service Charge Rate Schedule

		FY2026 3% inc. 25% inc.	FY2027 10% inc.	FY2028 10% inc.	FY2029 10% inc.	FY2030 10% inc.
Service Description	Size of Water Meter	Service Charge \$/mth	Service Charge \$/mth	Service Charge \$/mth	Service Charge \$/mth	Service Charge \$/mth
Residential	¾"	46.79 56.79	62.47	68.71	75.58	83.14
1" Sewer	1"	104.84 127.24	139.96	153.96	169.35	186.29
1½" Sewer	1½"	252.28 306.16	336.78	370.46	407.50	448.25
2" Sewer	2"	504.60 612.38	673.61	740.97	815.07	896.58
3" Sewer	3"	971.99 1,179.60	1,297.56	1,427.32	1,570.05	1,727.05
6" Sewer	6"	2,538.58 3,080.80	3,388.88	3,727.77	4,100.54	4,510.60
Industrial Sewer		612.29 743.06	817.37	899.11	989.02	1,087.92
Sewer 3/Base Conspt	¾"	140.38 170.36	187.40	206.14	226.75	249.43

**PETERSBURG BOROUGH
ORDINANCE #2025-09**

DBL Base+Conspt/Res	¾"	93.59 113.58	124.93	137.43	151.17	166.29
Sewer Conspt- Res	¾"	0.00	0.00	0.00	0.00	0.00
Sewer Base	¾"	46.79 56.79	62.47	68.71	75.58	83.14
Sewer Conspt- Com		0.00	0.00	0.00	0.00	0.00
Sewer-Condos		421.13 511.09	562.20	618.42	680.26	748.28
Sewer 3xBase +Conspt		140.38 170.36	187.40	206.14	226.75	249.43
Housing Apartments	¾"	280.76 340.73	374.80	412.28	453.50	498.86
Commercial Swr Base		104.84 127.24	139.96	153.96	169.35	186.29
Half Chg Senior Cit	¾"	23.41 28.40	31.24	34.36	37.79	41.57

Sewer Utility Commodity Charge Rate Schedule

		FY2022	FY2023 3% inc.	FY2024 6% inc.	FY2025 3% inc.	FY2026 3% inc.
Service Description	Size of Water Meter	\$/Kgal	\$/Kgal	\$/Kgal	\$/Kgal	\$/Kgal
All service levels	All	1.02	1.05	1.11	1.15	1.18

Sewer Utility Commodity Charge Rate Schedule

		FY2026 3% inc. 25% inc.	FY2027 10% inc.	FY2028 10% inc.	FY2029 10% inc.	FY2030 10% inc.
Service Description	Size of Water Meter	\$/Kgal	\$/Kgal	\$/Kgal	\$/Kgal	\$/Kgal
All service levels	All	1.18 1.44	1.58	1.74	1.91	2.10

The commodity charge is billed from the rate schedule as presented in this chapter, for each unit. A unit shall be each separate residence, house, trailer, apartment, commercial or industrial premises, public restroom or any structure designed or used for dwelling or business purposes.

**PETERSBURG BOROUGH
ORDINANCE #2025-09**

B. Fees for sewer services and administration shall be as follows:

Connect/reconnect fee. If water valve seals have been used to disconnect a private water system and facilitate the disconnection of sewer service, a \$30.00 fee shall be assessed when service is reconnected. When borough water service is being connected or reconnected, the connect fee for the water utility shall be billed but no connection fee for sewer shall apply.

Disconnect fee. In the event borough water service is disconnected to a unit, sewer service charges may be discontinued. If a unit is not served by borough water service, disconnection of the unit's water supply and installation of a borough valve seal on an accessible water control valve will meet the requirements for discontinuation of sewer charges. The borough shall bill the property owner the actual cost to discontinue the service. If borough seals are tampered with or broken before being removed by the borough in preparation to reconnect services, the property owner will be backbilled for all waived charges during the disconnection period.

Charges for Service. If Borough staff responds to a call for service and the cause of the problem is found to be located on private property, the property owner is responsible for all labor and equipment costs for repair of service.

New service fee:	
Four- or six-inch sewer line	\$150.00
Eight-inch and larger sewer line	\$250.00
New service line installation:	Actual cost
Private sewage disposal:	\$4.00 per 100 gallons of liquid waste delivered to the wastewater treatment plant.
	\$50.00 per 55 gallon volume of waste containing at least ten percent solids by weight.
Vactor Service:	\$750.00 per load flat fee for septic tanks, outhouse or vault toilet pumping.
Portable toilet service:	\$300.00 flat fee for pumping of temporary, rented or privately-owned portable toilets.
Marine pumping: (Vessel pumps to Borough tanker)	\$800.00 flat fee per load. Responsibility for wastewater spills lies solely with vessel owner during pumping.
Camera Inspection Equipment:	An equipment fee of \$40.00 per hour is charged for pipeline inspection services on private sewer lines, with a 1 hour minimum. Actual personnel costs are charged in addition to the equipment fee.
Sewer Cleaning Equipment:	An equipment fee of \$40.00 per hour is charged for clearing of blockages on private property, with a 1 hour minimum. Actual personnel costs are charged in addition to the equipment fee.

- C. Nonresident rates and fees. Charges for all sewer services and fees for users outside Service Area 1 or the municipal limits shall be twice the Service Area 1 rate.
- D. Sewer rates and fees shall be reviewed annually by the sewer utility and finance departments and a recommendation made to the borough manager for the increase or decrease of rates as needed for the sound financial management of the sewer utility. The borough manager shall review the findings and present the recommendation to the borough assembly.
- E. Interest shall accrue on past due accounts: Maximum rate allowable by state law.

Section 4. Severability: If any provision of this ordinance or any application to any person or circumstance is held invalid, the remainder of this ordinance and the application to other persons or circumstances shall not be affected.

**PETERSBURG BOROUGH
ORDINANCE #2025-09**

Section 5. Effective Date: This Ordinance shall become effective immediately upon final passage.

PASSED AND APPROVED by the Petersburg Borough Assembly, Petersburg, Alaska this ____ day of ____, 2025.

Donna Marsh, Vice Mayor

ATTEST:

Rebecca Regula, Borough Clerk

Adopted:
Published:
Effective:

**PETERSBURG BOROUGH
ORDINANCE #2025-10**

**AN ORDINANCE ADDING “SECTION N - MARINE PASSENGER SHIP REFUSE” TO SECTION
14.12.140, RATES OF REFUSE COLLECTION, OF CHAPTER 14.12 OF THE MUNICIPAL
CODE (SANITATION).**

Whereas, the sanitation department provides essential refuse management services to Marine Passenger Ships, necessitating a fee to ensure these services are adequately funded.

Therefore, the Petersburg Borough Ordains, Chapter 14.12 of the Petersburg Municipal Code, entitled Sanitation, is hereby amended as follows:

Section 1. Classification: This ordinance is of a general and permanent nature and shall be codified in the Petersburg Municipal Code.

Section 2. Purpose: The purpose of this ordinance is to add “Section N Marine Passenger Ship Refuse” to Section 14.12.140.

Section 3. Substantive Provisions: The following provisions of Chapter 14.12 of the Petersburg Borough Municipal Code are hereby amended as set out in new “Section N Marine Passenger Ship Refuse” to PMC 14.12.140 (the proposed new language is in red).

14.12.140 Rates for refuse collection.

- A. Except as otherwise provided in this chapter, each residential unit within Service Area 1 shall maintain and be charged for at least the minimum level of service. Single-family residential and duplex units requiring more than the minimum level shall be charged accordingly.
- B. Commercial and industrial users including hotels, motels, bed and breakfast units and apartment buildings with three or more units shall be charged for the level of service requested.
- C. The monthly rates for refuse collection by the borough or its designated or authorized agent shall be:

7/01/18—2% Increase

Pick-ups Per Week	32 gal Recycling Incentive Rate	32 gal	64 gal	96 gal	288 gal	384 gal	480 gal	540 gal
1	\$30.51	\$36.61	\$54.18	\$63.57	\$184.20	\$244.52	\$304.84	\$342.54
2			\$83.68	\$123.89	\$365.16	\$485.79	\$606.43	\$681.83
3				\$184.20	\$546.11	\$727.06	\$908.01	\$1,021.11
4					\$727.06	\$968.33	\$1,209.60	\$1,360.39
5							\$1,511.19	\$1,699.68
6								\$2,076.66

**PETERSBURG BOROUGH
ORDINANCE #2025-10**

7								\$2,378.25
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07/01/2022—3% Increase

Pick-ups Per Week	32 gal Recycling Incentive Rate	32 gal	64 gal	96 gal	288 gal	384 gal	480 gal	540 gal
1	\$31.43	\$37.71	\$55.82	\$65.48	\$189.73	\$251.86	\$313.99	\$352.82
2			\$86.19	\$127.61	\$376.11	\$500.36	\$624.62	\$702.28
3				\$189.73	\$562.49	\$748.87	\$935.25	\$1,051.74
4					\$748.87	\$997.38	\$1,245.89	\$1,401.20
5							\$1,556.53	\$1,750.67
6								\$2,138.96
7								\$2,449.60

07/01/23—3% Increase

Pick-ups Per Week	32 gal Recycling Incentive Rate	32 gal	64 gal	96 gal	288 gal	384 gal	480 gal	540 gal
1	\$32.37	\$38.84	\$57.49	\$67.44	\$195.42	\$259.41	\$323.40	\$363.40
2			\$88.78	\$131.43	\$387.40	\$515.37	\$643.36	\$723.35
3				\$195.42	\$579.37	\$771.34	\$963.31	\$1,083.30
4					\$771.34	\$1,027.30	\$1,283.26	\$1,443.24
5							\$1,603.22	\$1,803.19
6								\$2,203.13
7								\$2,523.09

7/01/24—3% Increase

Pick-ups Per Week	32 gal Recycling Incentive Rate	32 gal	64 gal	96 gal	288 gal	384 gal	480 gal	540 gal
1	\$33.34	\$40.00	\$59.21	\$69.46	\$201.28	\$267.19	\$333.11	\$374.30
2			\$91.44	\$135.38	\$399.02	\$530.84	\$662.66	\$745.05
3				\$201.28	\$596.75	\$794.48	\$992.21	\$1,115.79
4					\$794.48	\$1,058.12	\$1,321.76	\$1,486.53
5							\$1,651.32	\$1,857.29

**PETERSBURG BOROUGH
ORDINANCE #2025-10**

6								\$2,269.22
7								\$2,598.78

7/01/25—3% Increase

Pick-ups Per Week	32 gal Recycling Incentive Rate	32 gal	64 gal	96 gal	288 gal	384 gal	480 gal	540 gal
1	\$34.34	\$41.20	\$60.99	\$71.55	\$207.32	\$275.21	\$343.10	\$385.53
2			\$94.18	\$139.44	\$410.99	\$546.76	\$682.54	\$767.41
3				\$207.32	\$614.65	\$818.31	\$1,021.97	\$1,149.27
4					\$818.31	\$1,089.86	\$1,361.42	\$1,531.13
5							\$1,700.86	\$1,913.00
6								\$2,337.30
7								\$2,676.74

7/01/26—3% Increase

Pick-ups Per Week	32 gal Recycling Incentive Rate	32 gal	64 gal	96 gal	288 gal	384 gal	480 gal	540 gal
1	\$35.37	\$42.44	\$62.82	\$73.70	\$213.54	\$283.47	\$353.39	\$397.10
2			\$97.01	\$143.62	\$423.32	\$563.16	\$703.02	\$790.43
3				\$213.54	\$633.09	\$842.86	\$1,052.63	\$1,183.75
4					\$842.86	\$1,122.56	\$1,402.26	\$1,577.06
5							\$1,751.88	\$1,970.39
6								\$2,407.42
7								\$2,757.04

- D. Pack-out service. Pack-out service shall be provided for an additional monthly charge of \$10.00 for each 32-gallon equivalent within the customer's service level. No pack-out service shall be provided for containers located more than 50 feet from the street. No pack-out service shall be provided for service levels greater than 96 gallons.
- E. Return call pick-ups. Customer containers and dumpsters must be readily available for pick-up as determined by the borough. Return call pick-ups deemed not to be an oversight or responsibility of the refuse collection personnel will be charged \$15.00 per return call in addition to the regular monthly bill.
- F. Minimum charge. The minimum refuse collection charge shall be the rate for 32 gallons for once per week pick-up.

**PETERSBURG BOROUGH
ORDINANCE #2025-10**

- G. Extra refuse. If a customer places an extra carton, box, bag, bale or container out for pick-up by the refuse collection personnel beyond the level of service billed to the customer, that customer shall be charged an extra refuse fee equal to an additional one-quarter of the minimum monthly refuse collection charge for each 32-gallon equivalent, or portion thereof, that is over and above the customer's service level.
- H. Multi-unit commercial and/or residential premises. The landlord/owner may be billed for the service provided to multi-unit commercial and/or residential premises with three or more units where the refuse containers communally serve the units.
- I. Vacation rate. In the event the residence will be vacant for a time period of one month or more, the customer may request a vacation rate of five dollars per month which will discontinue collection pickups during the vacancy of the residence. The customer will provide the utility with a specific date of return at which time regular service and billing will resume. The vacation rate is available for full billing periods only. It shall not be prorated for partial billing periods.
- J. If customers set out refuse beyond their billed level of service more than twice per month, the utility will notify the customer and upgrade the service to the appropriate level.
- K. Irregular service charges. When requests are made by customers for irregular collection service, the fee for such service shall consist of a refuse charge plus a pick-up fee, as follows:
 - (i) For plastic or metal containers (other than roll off containers), the refuse charge shall be as set out in section 14.12.140 for the size of container requested. In no case shall the charge be less than one week's billing. An additional \$55.00 fee will be applied for each pick-up of the requested container if it is between 288 and 540 gallons, inclusive, in size.
 - (ii) For roll off containers, the pick-up fee will be \$85.00, and the refuse charge will be billed at the published per pound rate for baler waste as listed in section 14.12.150.

Metal dumpsters and roll off containers may be picked up by the collector and returned to the sanitation department at the borough's discretion if a customer does not have refuse collected from the container for a period of 30 consecutive days or more. A pickup fee and refuse charge (if refuse is present in the container at the time of pickup), in the amounts set out in paragraph (i) or (ii) above, will apply and be charged to the customer's account.

A container deposit may be required for irregular services as described in this section.

- L. Recycling incentive rate. Beginning with the implementation of a residential commingled curbside recycling program, the service fee for 32-gallon refuse collection shall be increased by 20 percent over codified rates and programmed increases contained in section 14.12.140 C. This increase shall be waived for all customers who enroll in the borough's commingled curbside recycling program. By enrollment in the curbside recycling program, the customer agrees to actively recycle and follow the rules of the program as established by the sanitation utility.
- M. Disposal of vehicles. Vehicles will be accepted for disposal at the landfill under the provisions of this section, and subject to the schedule of fees listed in section 14.12.150, on-site refuse disposal rates.

It is the intent of this section to provide an affordable means for residents of the borough to dispose of used vehicles while also keeping costs reasonable for the sanitation department. It is not the intent of this section to provide processing of used vehicles prior to final disposal. Accordingly, vehicles brought to the landfill for disposal must be processed by the customer prior to disposal, by removal of all fluids, tires/wheels, and any trash contained within the vehicle, unless otherwise permitted by the department. The sanitation department reserves the right to refuse drop off of any vehicle that has not been processed by the customer. If a vehicle is dropped off that has not been fully processed, charges may be either applied to the customer's account, or billed directly to the customer if the customer does not have an account, for labor and equipment time incurred by the sanitation department to process the vehicle for disposal. Abuse of the vehicle disposal policy may lead to suspension of the customer's landfill privileges at the discretion of the public works director.

**PETERSBURG BOROUGH
ORDINANCE #2025-10**

The sanitation department shall maintain a comprehensive policy for vehicle disposal and shall update this policy periodically as needed. All persons wishing to dispose of a vehicle will be provided a copy of the vehicle disposal policy and will be required to acknowledge receipt of the policy.

N. Marine Passenger Ship refuse. A flat rate of \$800.00 will apply for each round trip performed by the sanitation department for purposes of collecting and disposing of refuse from Marine Passenger Ships docked in Petersburg. This flat rate will include: scheduling and coordination for the pickup; meeting the vessel at the designated time and place with an appropriate collection truck; and disposal of refuse at the Borough's baling facility. The flat rate applies only to activities conducted during regular business hours. If service results in staff overtime or falls on a holiday, additional charges may apply.

Section 4. Severability: If any provision of this ordinance or any application to any person or circumstance is held invalid, the remainder of this ordinance and the application to other persons or circumstances shall not be affected.

Section 5. Effective Date: This Ordinance shall become effective immediately upon final passage.

Passed and approved by the Petersburg Borough Assembly, Petersburg, Alaska this 16th day of June, 2025.

Donna Marsh, Vice Mayor

ATTEST:

Rebecca Regula, Clerk

Adopted:
Noticed:
Effective:

**PETERSBURG BOROUGH
ORDINANCE #2025-11**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR SERVICE AREA 1 OF
THE PETERSBURG BOROUGH TO REZONE GOVERNMENT LOT 12, SECTION 35,
TOWNSHIP 58 SOUTH, RANGE 79 EAST, COPPER RIVER MERIDIAN (PARCEL #01-
014-010 LOCATED AT 1016 SANDY BEACH ROAD) FROM RURAL RESIDENTIAL (R-R)
TO SINGLE-FAMILY RESIDENTIAL (S-F)**

WHEREAS, the Petersburg Borough owns the parcel of land described as follows:

Government Lot 12, Section 35, Township 58 South, Range 79 East,
Copper River Meridian, Petersburg Recording District, State of Alaska
(physical address: 1016 Sandy Beach Road) (hereinafter "the parcel")

; and

WHEREAS, the parcel is currently zoned Rural Residential (R-R); and

WHEREAS, the R-R district requires a minimum of 1-acre lots and is intended for one single-family home per acre. However, conditional uses in the R-R district include mobile homes and mobile home parks; and

WHEREAS, the parcel is located across from an area zoned Single-Family Residential (S-F), a well-developed residential area with some institutional uses (churches, park, playground), and with road access and municipal power, water, and sewer located nearby; and

WHEREAS, rezoning from R-R to S-F would allow single-family or duplex as a primary use and reduce the minimum lot size from 1-acre to 8,000 sq.ft. Mobile homes and mobile home parks are not allowable uses in S-F; and

WHEREAS, R-R zoning has primarily been used for areas of Service Area 1 without access to municipal water and sewer. The large minimum lot size of 1-acre in the R-R zone is intended to ensure sufficient acreage for on-site septic systems and create a more rural, lower density area; and

WHEREAS, the Planning Commission previously recommended that the Borough Assembly initiate, prior to disposal, a zoning amendment for the parcel, from R-R to S-F, and the Assembly did so by motion on March 17, 2025; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on the proposed rezone on May 13, 2025, and considered and reviewed applicant materials, public comments and testimony, and staff report. The Commission recommended the Borough Assembly rezone the property by a vote of 6-0, citing that a rezone responds to market demand for developable residential property, is consistent with the Comprehensive Plan by providing residential land for development at appropriate densities, is appropriate to zone for higher residential density due to its location on the road system and utility service area, and that no significant expansion of municipal roads or utilities would be required to develop the property; 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

**PETERSBURG BOROUGH
ORDINANCE #2025-11**

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 Rural Residential (R-R) to Single-Family Residential (S-F): Government Lot 12, Section 35, Township 58 South, Range 79 East, Copper River Meridian, Petersburg Recording District, State of Alaska.

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 21st day of July 2025.

Donna Marsh, Vice Mayor

ATTEST:

Rebecca Regula, Borough Clerk

Adopted:
Published:
Effective:

Planning Commission Report & Finding of Fact

Meeting Date: May 13, 2025

APPLICANT/AGENT:

Petersburg Borough

OWNER(S), IF DIFFERENT:

LEGAL DESCRIPTION:

GL Lot 12

LOT AREA:

94,764 Sq Ft

LOCATION:

1016 Sandy Beach Rd

SURROUNDING ZONING

North: Rural Residential

South: Single Family

East: Rural Residential

West: Unclassified

ZONING:

Rural Residential

PID:

01-014-010

APPLICATION SUBMISSION DATE:

RECOMMENDATION:

Recommend rezone

I. APPLICANT REQUEST: The Borough Assembly initiated an amendment of the Borough zoning map.

II. APPLICABLE CODES:

19.84 AMENDMENTS

19.19 RURAL RESIDENTIAL DISTRICT

19.20 SINGLE-FAMILY RESIDENTIAL DISTRICT

III. FINDINGS:

- a. At its March 17, 2025, meeting, the Borough Assembly initiated a rezone of Government Lot 12 at 1016 Sandy Beach Rd from Rural Residential to Single-family residential. The rezone was referred to the Planning Commission for review and recommendation.
- b. The subject property is a vacant lot.
- c. The RR district requires a minimum of 1-acre lots and is intended for one single-family home per acre. However, conditional uses in the RR include mobile homes and mobile home parks.
- d. The surrounding area is zoned SF or public use and is a well-developed residential area with some institutional uses (churches, park, playground) with road access and municipal power, water, and sewer located nearby.
- e. Rezoning from RR to SF would allow single-family or duplex as a primary use and reduce the minimum lot size from 1 acre to 8,000 sf. The maximum number of dwellings per lot is 2 with single family, two-family (duplex), and detached accessory dwellings allowed use. Mobile homes and mobile home parks are not allowable uses in SF.
- f. Rural residential zoning has primarily been used for areas of Service Area 1 without access to municipal water and sewer. The larger minimum lot size of 1 acre is intended to ensure sufficient acreage for on-site septic systems and create a more rural, lower density area.
- g. Although the Sandy Beach Rd neighborhood is zoned single-family, lot sizes vary significantly from large multi-acre parcels to lots of 9,000/10,000-sf. The area is generally less dense than other neighborhoods apart from certain stretches of the waterfront.

Planning Commission Report & Finding of Fact

Meeting Date: May 13, 2025

IV. PUBLIC NOTICE

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

V. APPLICATION REVIEW

- a. The application is classified as a request to amend the borough zoning map.
- b. Criteria – Per 19.84.030, The Planning Commission's report to the Assembly shall include findings as to need and justification for the proposed change, including findings as to the effect which the proposed change would have on the objective of the comprehensive plan.

The 2016 comprehensive plan recommends future land use for this area to be Low- Density Residential. The intended use is lower density residential, *Single family or duplex residential, option for accessory dwelling units and home-based businesses, 1-4 dwellings per acre (DUA) is most common; but allow option for densities up to 6-8 DUA.*

VI. ACTION

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

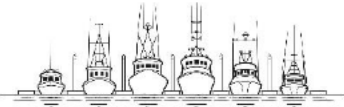
1. The commission recommends the borough zoning map be amended by rezoning Government Lot 12 at 1016 Sandy Beach Road from Rural Residential to Single-Family Residential, including findings of fact as presented.
2. The rezone responds to market demand for developable residential property.
3. The rezone is consistent with the objectives of the comprehensive plan by providing residential land for development at appropriate densities. The comprehensive plan encourages the development of land adjacent to existing infrastructure.
4. The proposed development is located on the road system and utility service area, so it is appropriate to zone for higher residential density.
5. No significant expansion of municipal roads or utilities is required to develop the property.

EXHIBITS

- A. Applicant materials
- B. Vicinity & Detail Maps
- C. Public Hearing Mailout
- D. Planning Commission Minutes

A. Applicant Materials

Item 15A.

 PETERSBURG BOROUGH LAND USE APPLICATION		CODE TO:	110.000.404110
		BASE FEE:	-
		PUBLIC NOTICE FEE:	\$70.00
		TOTAL:	-
DATE RECEIVED:		RECEIVED BY:	CHECK NO. or CC:
APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)	
NAME Petersburg Borough		NAME	
MAILING ADDRESS PO Box 329		MAILING ADDRESS	
CITY/STATE/ZIP Petersburg AK 99833		CITY/STATE/ZIP	
PHONE 907-772-4425		PHONE	
EMAIL dthompson@petersburgak.gov		EMAIL	
PROPERTY INFORMATION			
PHYSICAL ADDRESS or LEGAL DESCRIPTION: 1016 Sandy Beach Rd			
PARCEL ID: 01-014-010		ZONE: RR	OVERLAY: -
CURRENT USE OF PROPERTY: vacant			LOT SIZE: 94,764
PROPOSED USE OF PROPERTY (IF DIFFERENT):			
CURRENT OR PLANNED SEWER SYSTEM: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> DEC-approved on-site system			
CURRENT OR PLANNED WATER SOURCE: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Cistern/Roof Collection <input type="checkbox"/> Well			
LEGAL ACCESS TO LOT(S) (Street Name): Sandy Beach Road			
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): _____		Date: _____	
Owner: _____		Date: _____	
Owner: _____		Date: _____	
Owner: _____		Date: _____	

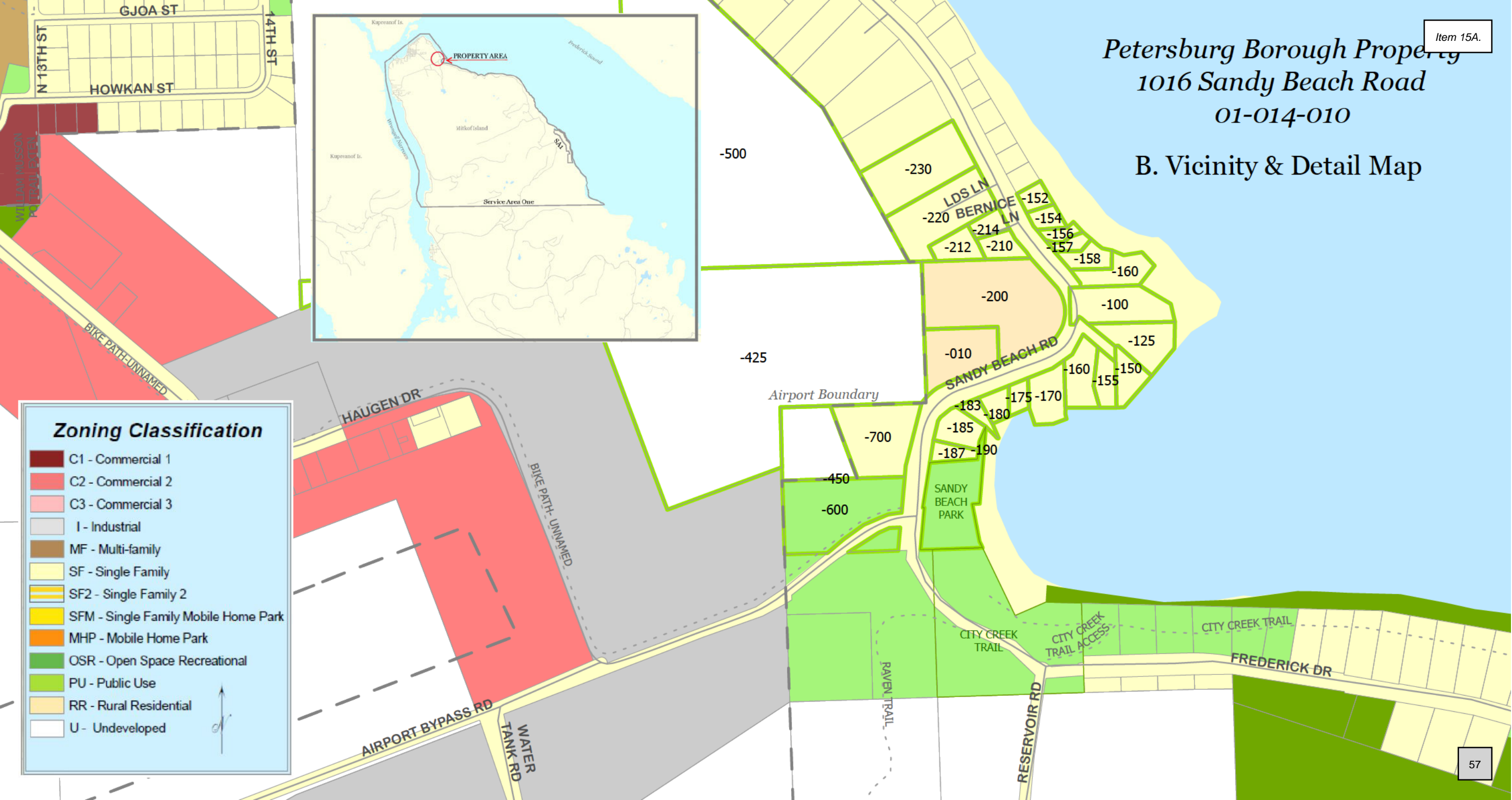
Petersburg Borough Property
1016 Sandy Beach Road
01-014-010

B. Vicinity & Detail Map

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

North





April 25, 2025

WOLLEN GLORIANNE D



PETERSBURG, AK 99833-1076

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 to rezone borough-owned property from Rural Residential to Single-family Residential at 1016 SANDY BEACH RD (PID: 01-014-010).

The public hearing and consideration of the application will be held:	Tuesday, May 13th, 2025, at 12:00 PM Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via ZOOM , please contact Anna Caulum at 907-772-5409.	

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

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

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

Sincerely,

Liz Cabrera
Community & Economic Development Department

Community & Economic Development

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

www.petersburgak.gov

Name1	Name2	Address1	City	State	Zip
CHRIST FRY			PETERSBURG	AK	99833-1440
HEATHER O'NEIL			PETERSBURG	AK	99833-1083
JIM FLOYD			PETERSBURG	AK	99833-0281
JOHN JENSEN			PETERSBURG	AK	99833-0681
PHIL MEEKS			PETERSBURG	AK	99833-1514
MARIETTA DAVIS			PETERSBURG	AK	99833-0673
DONALD SPERL			PETERSBURG	AK	99833-1407
ALASKA MENTAL HEALTH TRUST			ANCHORAGE	AK	99503
ALASKA STATE OF			ANCHORAGE	AK	99501-3579
BAKOS TOBY J	BAKOS KELLY DENISE		PETERSBURG	AK	99833-0173
BERGERON SAMUEL EDWARD	MILLARD LINDA GAY		PETERSBURG	AK	99833-2090
BURKE TIMOTHY MARK	BURKE DANA GAY		LAHAINA	HI	96761
CHURCH OF JESUS CHRIST			SALT LAKE CITY	UT	84150-2201
DUDDLES MATTHEW W	DUDDLES JOLYN I		PETERSBURG	AK	99833-0490
EDDY JACK	EDDY KAREN		PETERSBURG	AK	99833-1467
EVENS CHRIS R	EVENS TAMARA		PETERSBURG	AK	99833-0886
FORNER MURPHY	FORNER MARY		ANCHORAGE	AK	99519-1056
HUNTER BRADFORD	HUNTER SHARON		PETERSBURG	AK	99833-1603
JENSEN CAROL L			PETERSBURG	AK	99833-0774
KLOSE DIETER			PETERSBURG	AK	99833-1522
KOENEMAN TIMOTHY	KOENEMAN POLLY A		PETERSBURG	AK	99833-1324
LOESCH RONALD	LOESCH ANNE		PETERSBURG	AK	99833-0451
NOROSZ KRISTINE MARIE			PETERSBURG	AK	99833-0805
OHMER SUSAN			PETERSBURG	AK	99833-0556
ORTH PAUL	ORTH DEBORAH M		CHARRAROY	WA	99003-8532
PETERSBURG BIBLE CHURCH			PETERSBURG	AK	99833-0704
STRAND NANCY			PORTLAND	OR	97221
SWANSON ADAM			PETERSBURG	AK	99833-2151
WEGENER CODY A			PETERSBURG	AK	99833-2078
WILLIS JOSEPH	WILLIS ERIN K		PETERSBURG	AK	99833-0043
WOLLEN GLORIANNE D			PETERSBURG	AK	99833-1076



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, May 13, 2025

12:00 PM

Assembly Chambers

1. Call to Order

The meeting was called to order at 12:00PM.

2. Roll Call

PRESENT

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

ABSENT

Commissioner John Jensen

3. Acceptance of Agenda

The agenda was accepted as presented.

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

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

4. Approval of Minutes

A. April 8, 2025, Meeting Minutes.

The April 8, 2025, meeting minutes were unanimously approved.

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

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

5. Public Comments

None

6. Consent Calendar

None

7. Public Hearing Items

- A. Recommendation to the Borough Assembly regarding an application to rezone borough-owned property from Rural Residential to Single-family Residential at 1016 SANDY BEACH RD (PID: 01-014-010).

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

Commissioner Floyd asked for clarification on who initiated the rezone and the reasoning behind it.

Director Cabrera spoke to say it was a motion of the Borough Assembly to initiate the rezone. It's one of the few lots in the area that are rural residential, and 1020 Sandy Beach was just rezoned to single family. Its surrounded mostly by single family. If the Borough wanted to sell it in the future, it makes sense to rezone it now.

Commission Chair Fry asked if the property was made rural residential before sewer service was out there.

Director Cabrera spoke to say it was rural residential from the 1980 comp plan right before they rezoned everything. The idea was to have a few much larger lots in the area. At that time, they envisioned rural residential to be these kind of estate tracts and it didn't include things like mobile home parks and mobile homes and a whole slew of things that are now eligible under rural residential. It was a different idea of rural residential than we have now. The main reason we have rural residential now is because they don't have the municipal services.

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

8. Non-Agenda Items

- A. Commissioner Comments

Commissioner Floyd spoke about the comments made by the Borough Assembly regarding how the Planning Commission handled agenda items for Mr. Johnson and Mr. Mazzella. Commission Floyd said the Planning Commission agenda items were in order of when the application was received. Mr. Mazzella was present and could testify, and Mr. Johnson was not present. The Assembly incorrectly stated that the Planning Commission refused to take up Johnson's application then said yes to Mazzella, that was incorrect.

Commission Vice-Chair O'Neil added that she wishes the Assembly would have bumped the agenda item back to the Planning Commission. If they thought the Commission handled it wrong, it could have been bumped back, and all parties could have been present. In the audience the night of the Assembly meeting homeowners off of Lake Street who wanted to buy property were present, Mazzella was not present only because he

works for the Borough and was out of town for classes. He would have been present and would have spoken but he was unable to.

B. Staff Comments

Director Cabrera mentioned there are agenda items for the June meeting.

C. Next Meeting is June 10, 2025, at 12:00PM.

9. Adjournment

The meeting adjourned at 12:09PM

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

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

**PETERSBURG BOROUGH
ORDINANCE #2025-12**

**AN ORDINANCE OF THE PETERSBURG BOROUGH ADJUSTING
THE FY 2026 BUDGET FOR KNOWN CHANGES**

Section 1. Classification: This ordinance is not of a permanent nature and shall not be codified in the Petersburg Municipal Code.

Section 2. Purpose: The purpose of this ordinance is to adjust the FY 2026 budget for known changes.

Section 3. Substantive Provisions: In accordance with Section 11.09(a) of the Charter of the Petersburg Borough, the budget for the fiscal period beginning July 1, 2025 and ending June 30, 2026 is adjusted as follows:

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

Account Number	Account	Original Budget	Increase (Decrease)	Amended Budget
<u>FISCAL YEAR 2026 REVENUE / EXPENSE BUDGET ADJUSTMENTS</u>				
Property Development Fund – Utility Connection Stubs				
260.000.506530	To provide utility connection stubs to residentially zoned Borough property lines to prepare the lots for future sale.	\$0	\$50,000.	\$50,000.
This budget amendment was approved by Resolution #2023-09. This work was not completed during the FY2025 Budget.				
Property Development Fund				
260.000.506529	Public Works Site Survey	\$15,000.	-\$15,000.	\$0
Funds in FY26 for the Public Works Site Survey are not needed. The project has been completed, and it is under budget.				
Property Development Fund				
260.000.506531	Safe Streets and Roads Match	\$0	\$9,300.	\$9,300.
\$9,300 is being requested as a local match for a Safe Streets and Roads for All Program grant application.				

Section 4. Severability: If any provision of this ordinance or any application to any person or circumstance is held invalid, the remainder of this ordinance and application to any person and circumstance shall not be affected.

**PETERSBURG BOROUGH
ORDINANCE #2025-12**

Section 5. Effective Date: This ordinance shall become effective immediately after the date of its passage.

Passed and approved by the Petersburg Borough Assembly, Petersburg, Alaska this 16th day of June, 2025.

Donna Marsh, Vice Mayor

ATTEST:

Rebecca Regula, Borough Clerk

Adopted:
Published:
Effective:

**PETERSBURG BOROUGH, ALASKA
RESOLUTION #2023-09**

**A RESOLUTION TO USE UP TO \$100,000 FROM THE PROPERTY DEVELOPMENT FUND TO
PROVIDE UTILITY CONNECTION STUBS TO RESIDENTIALLY ZONED BOROUGH PROPERTY
LINES TO PREPARE THE LOTS FOR FUTURE SALE**

WHEREAS, the Petersburg Borough is currently experiencing a housing shortage for new and current Borough residents; and

WHEREAS, the Petersburg Borough appointed a Housing Task Force to research the subject and bring forward ideas the Borough can act on to provide needed housing; and

WHEREAS, the Petersburg Borough Assembly, at their February 6, 2023 meeting, unanimously voted for Manager Giesbrecht to instruct the Borough's Utility Director to identify any existing Borough-owned lots that can be easily connected to water, sewer and electric services and bring them forward to the Assembly to consider offering for public sale; and

WHEREAS, Utility Director Hagerman identified the following Borough lots with estimated costs to provide utility connections in preparation for future sale:

1200 Lake Street	\$24,000
200 Aaslaug Street	\$27,000
Sandy Beach Road Parcel #01.003.515	<u>\$22,000</u>
	\$73,000 estimated total costs

WHEREAS, actual costs to provide these utility connection stubs will be added to the assessed value of the property to determine the selling price of each lot; and

WHEREAS, Director Hagerman also noted Borough property located at 1016 Sandy Beach Road, which has existing water and sewer service at the property line, that Community Development Director Cabrera recommends to rezone from Rural Residential (R-R) to Single Family Residential (S-F) to fit better in the neighborhood and in preparation for future sale; and

WHEREAS, the Borough's Property Development Fund currently has \$295,075 in available, unencumbered funds.

NOW THEREFORE, BE IT RESOLVED, the Petersburg Borough Assembly approves to use up to \$100,000 from the Property Development Fund to provide utility connection stubs to residentially zoned Borough property lines located at 1200 Lake Street, 200 Aaslaug Street and Parcel #01.003.515 on Sandy Beach Road to prepare the lots for future sale.

Passed and Approved by the Petersburg Borough Assembly on July 17, 2023.

ATTEST:


Debra K. Thompson, Borough Clerk


Bob Lynn, Vice Mayor



June 16, 2025

The Honorable Sean Duffy
 Secretary
 U.S. Department of Transportation
 1200 New Jersey Ave., SE
 Washington, DC 20590

RE: Pathways to Safety: Action Planning for Alaska's Rural Communities to the Safe Streets and Roads for All Grant Program

Dear Secretary Duffy,

On behalf of the Petersburg Borough, I write to express our strong support for the Pathways to Safety: Action Planning for Alaska's Rural Communities as a candidate for the Safe Streets and Roads for All (SS4A) Program. This initiative will support a collaborative approach to safety planning across 15 rural Alaskan communities.

The project will identify crash and fatality data sources, develop methodologies for analyzing safety metrics related to small-population and remote areas, identify common crash causes between communities, promote coordination across jurisdictional boundaries, and propose context-sensitive solutions to significantly reduce or eliminate roadway fatalities and serious injuries involving various road users. A comprehensive safety action plan will be developed for each community.

This project is critically important for Petersburg and other small, remote Alaskan communities like ours, as we face unique roadway safety challenges due to limited, often unpaved road networks, harsh weather, and extended periods of low light, all of which contribute to higher crash risks and longer emergency response times. By analyzing crash data specific to small populations, this initiative will enable us to implement context-sensitive solutions directly tailored to Petersburg's needs, such as improved signage for wildlife, better maintenance for gravel roads, or targeted public awareness campaigns for winter driving conditions.

The project aligns directly with the shared goal of reducing traffic-related fatalities and serious injuries in our communities. The project demonstrates a commitment to advancing safe, equitable, and sustainable transportation systems, and we believe this initiative will have a measurable impact on the safety and well-being of all road users.

The Petersburg Borough is committed to the success of this project and commits to a local match of up to \$9,300 in support of the project.

Thank you for your consideration of this important project.

Sincerely,

Donna Marsh
 Vice Mayor
 Petersburg Borough

**PETERSBURG BOROUGH
RESOLUTION #2025-12**

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

WHEREAS, John and Miriam Swanson ("the Swansons") are the owners of Lot 1AA, Swanson Subdivision, according to Plat #2025-03, Petersburg Recording District, State of Alaska ("the Plat"), with a physical address of 1400 North Nordic; and

WHEREAS, directly adjacent and to the west of Lot 1AA is the remaining portion of the Ramona Street right-of-way ("the right-of-way"), approximately 2,750 sq.ft. in size, as demonstrated on the Plat: and

WHEREAS, the Borough uses a portion of the right-of-way for a sanitary sewer lift station, known as pump station #4; and

WHEREAS, through an Assembly-approved land exchange between the Borough and the Swansons, the Borough obtained ownership of Lot 10B, Swanson Subdivision, to the west of the right-of-way, for placement of new sanitary facilities ("the project"); and

WHEREAS, as a result of this land exchange, some of the sanitary facilities currently located in the right-of-way will be decommissioned or dismantled and removed; and

WHEREAS, on September 17, 2024, the Swansons filed an application for a special use permit under Petersburg Municipal Code (PMC) 19.76, to use an approximately 650 sq.ft. portion of the right-of-way as a driveway to access their home located at 1400 North Nordic; and

WHEREAS, once the project is completed, there will be sufficient space within the right-of-way for the contemplated driveway; and

WHEREAS, on November 12, 2024, a duly noticed public hearing was held by the Petersburg Borough Planning Commission on the application; and

WHEREAS, the Planning Commission considered and reviewed applicant materials, staff comments, and any public comments, and issued a Report & Findings of Fact, recommending that the Assembly approve the application with conditions, the conditions being recording of the Plat and completion of the pump station project; and

WHEREAS, the Plat has been recorded, and while the pump station project has not yet been completed, the permit can be issued with a condition that work under it may not proceed until the project is finished; and

WHEREAS, the Assembly has determined that the permit will not adversely impact any of the surrounding properties, which are owned by the Swansons and the Borough, and it is of community benefit by improving safer access to property through an otherwise undeveloped right-of-way.

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

Section 1. The Petersburg Borough Assembly hereby authorizes the issuance of a special use permit to John and Miriam Swanson on a 650' portion of the Ramona Street right-of-way, as

**PETERSBURG BOROUGH
RESOLUTION #2025-12**

more clearly demonstrated on attached Exhibit A, for purposes of installation and use of a driveway to their residence located at 1400 North Nordic..

Section 2. The special use permit shall be substantially in the form as attached Exhibit B.

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

PASSED and APPROVED by the Assembly of the Petersburg Borough, Alaska this 16th day of June, 2025.

Mark Jensen, Mayor

ATTEST:

Rebecca Regula, Borough Clerk

Planning Commission Report & Finding of Fact

Meeting Date: 11/12/2024

APPLICANT/AGENT:

John & Miriam Swanson

OWNER(S), IF DIFFERENT:

Petersburg Borough

LEGAL DESCRIPTION:

Ramona St ROW

PERMIT AREA:

650 sf

LOCATION:

Ramona St ROW

SURROUNDING ZONING:

North: Single-family Residential (SF)

South: Single-family Residential (SF)

East: Single-family Residential (SF)

West: --

ZONING:

--

PID:

-

EXISTING STRUCTURES:

Pump Station #4

APPLICATION SUBMISSION DATE:

9/17/2024

RECOMMENDATION:

Approve with Conditions

I. APPLICANT REQUEST

Applicant is requesting a special use permit to construct a driveway on a portion of the Ramona ST ROW located near 1400 N NORDIC DR.

II. APPLICABLE CODES

19.76 SPECIAL USE PERMIT

III. FINDING

- a. The surrounding area is an established residential neighborhood, but the Ramon St ROW is undeveloped.
- b. The Ramona St ROW has an existing pump station that will be partially dismantled during reconstruction.
- c. The proposed driveway would provide better, safer access to the Swanson's residence.

IV. PUBLIC NOTICE

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

V. APPLICATION REVIEW

The application is classified as a request for a special use permit for a driveway on a portion of a borough-owned right of way.

- a. Floodplain management – The subject property is not located within a special flood hazard area subject to PMC 17.14.

b. Special Use Permit Criteria – Impact, if any, this proposed activity would have on the proposed site and on surrounding properties.

Both Public Works and Power & Light support the SUP and do not foresee any negative impact to the pump station's future operation.

It is unlikely the SUP will impact any surrounding properties. The Swanson Subdivision is pending and will vacate the remainder of the Ramona St ROW between N Nordic DR and Valkyrie ST. The proposed driveway terminates on the Swanson property.

VI. ACTION

Based on the preceding findings of fact, the Petersburg Planning Commission makes the following recommendation:

- a. The application meets the conditions for a special use permit and the commission recommends approval. The Commission recommends the SUP not be issued until the pending Swanson Subdivision plat is recorded and the Pump Station #4 project is completed.
- b. The applicant should be made aware that any special use permit approved by the borough assembly shall expire unless the privilege granted is utilized within one year after the granting of the special use permit. Any permittee holding an un-expired permit may apply for an extension of the time. The borough assembly may extend the time for action by the permittee for a period not exceeding one year upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken.
- c. The applicant should be made aware that the borough assembly may, in writing, suspend or revoke the special use permit whenever the permit is issued in error or based on incorrect information supplied, or in violation of any ordinance or regulation or any provisions of this code.

VII. EXHIBITS

- A. Planning Commission Packet
 - a. Staff Report
 - b. Applicant materials
 - c. Vicinity & Detail Maps
 - d. Public Hearing Mailout
 - e. Comments from K. Hagerman & C. Cotta

ATTACHMENT A: Planning Commission Meeting Packet

Planning Commission Staff Report & Finding of Fact

Meeting Date: 11/12/2024

APPLICANT/AGENT:

John & Miriam Swanson

OWNER(S), IF DIFFERENT:

Petersburg Borough

LEGAL DESCRIPTION:

Ramona St ROW

PERMIT AREA:

650 sf

LOCATION:

Ramona St ROW

SURROUNDING ZONING:

North: Single-family Residential (SF)

South: Single-family Residential (SF)

East: Single-family Residential (SF)

West: --

ZONING:

--

PID:

-

EXISTING STRUCTURES:

Pump Station #4

APPLICATION SUBMISSION DATE:

9/17/2024

RECOMMENDATION:

Approve with Conditions

I. APPLICANT REQUEST

Applicant is requesting a special use permit to construct a driveway on a portion of the Ramona ST ROW located near 1400 N NORDIC DR.

II. APPLICABLE CODES

19.76 SPECIAL USE PERMIT

III. FINDING

- a. The surrounding area is an established residential neighborhood, but the Ramon St ROW is undeveloped.
- b. The Ramona St ROW has an existing pump station that will be partially dismantled during reconstruction.
- c. The proposed driveway would provide better, safer access to the Swanson's residence.

IV. PUBLIC NOTICE

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

V. APPLICATION REVIEW

The application is classified as a request for a special use permit for a driveway on a portion of a borough-owned right of way.

- a. Floodplain management – The subject property is not located within a special flood hazard area subject to PMC 17.14.

Planning Commission Staff Report & Finding of Fact

Meeting Date: 11/12/2024

b. Special Use Permit Criteria – Impact, if any, this proposed activity would have on the proposed site and on surrounding properties.

Both Public Works and Power & Light support the SUP and do not foresee any negative impact to the pump station's future operation.

It is unlikely the SUP will impact any surrounding properties. The Swanson Subdivision is pending and will vacate the remainder of the Ramona St ROW between N Nordic DR and Valkyrie ST. The proposed driveway terminates on the Swanson property.

VI. ACTION

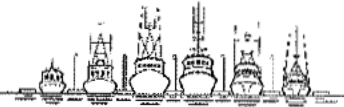
Proposed motion: I move to recommend to the Borough Assembly to approve the application from John & Miriam Swanson for a special use permit for a driveway on the Ramona St ROW along with findings as presented.

Based on the preceding findings of fact, the Petersburg Planning Commission makes the following recommendation:

- a. The application meets the conditions for a special use permit and the commission recommends approval. The Commission recommends the SUP not be issued until the pending Swanson Subdivision plat is recorded and the Pump Station #4 project is completed.
- b. The applicant should be made aware that any special use permit approved by the borough assembly shall expire unless the privilege granted is utilized within one year after the granting of the special use permit. Any permittee holding an un-expired permit may apply for an extension of the time. The borough assembly may extend the time for action by the permittee for a period not exceeding one year upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken.
- c. The applicant should be made aware that the borough assembly may, in writing, suspend or revoke the special use permit whenever the permit is issued in error or based on incorrect information supplied, or in violation of any ordinance or regulation or any provisions of this code.

VII. EXHIBITS

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

 PETERSBURG BOROUGH SPECIAL USE PERMIT APPLICATION		CODE TO:	110.000.404110
		BASE FEE:	\$50.00
		PUBLIC NOTICE FEE:	\$70.00
		TOTAL:	\$120.00
DATE RECEIVED:		RECEIVED BY:	CHECK NO. or CC:
APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)	
NAME <i>John and Miriam Swanson</i>		NAME	
MAILING ADDRESS [REDACTED]		MAILING ADDRESS	
CITY/STATE/ZIP <i>Petersburg, AK 99833</i>		CITY/STATE/ZIP	
PHONE [REDACTED]		PHONE	
EMAIL [REDACTED]		EMAIL	
PROPERTY INFORMATION			
PHYSICAL ADDRESS or LEGAL DESCRIPTION: <i>Romona Street right of way on North Nordic</i>			
PARCEL ID: —	ZONE: —	OVERLAY:	
CURRENT USE OF PROPERTY: <i>pump station #4</i>		LOT SIZE:	
PROPOSED USE OF PROPERTY (IF DIFFERENT): <i>drive way — approx. 650 square feet</i>			
WASTEWATER SYSTEM: Is there a wastewater system on the property? <input type="checkbox"/> YES <input type="checkbox"/> NO What is current or planned system? <input type="checkbox"/> Municipal <input type="checkbox"/> DEC-approved on-site system			
WATER SOURCE: <input type="checkbox"/> Municipal <input type="checkbox"/> Cistern/Roof Collection <input type="checkbox"/> Well			
LEGAL ACCESS TO LOT(S) (Street Name): <i>N. Nordic Drive</i>			
TYPE OF APPLICATION			
<input checked="" type="checkbox"/> Use of Borough Right-of-Way.			
<input type="checkbox"/> Other:			
SUBMITTALS:			
Please submit site plan of the area you will be developing/using and additional information as required below.			
SIGNATURE(S):			
I hereby affirm all of the information submitted with this application is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner or authorized agent thereof for the property subject herein.			
Applicant(s): <i>John Swanson</i> <i>Miriam Swanson</i>		Date: <i>9-17-2024</i>	
Owner(s):		Date:	
Owner(s):		Date:	

19.76 SPECIAL USE APPLICATION

(SUBMIT WITH SITE PLAN)

Applicant(s): John Swanson and Miriam Swanson

Address or PID: _____

Project Summary: we have a narrow existing driveway that we would like to widen for safer access.

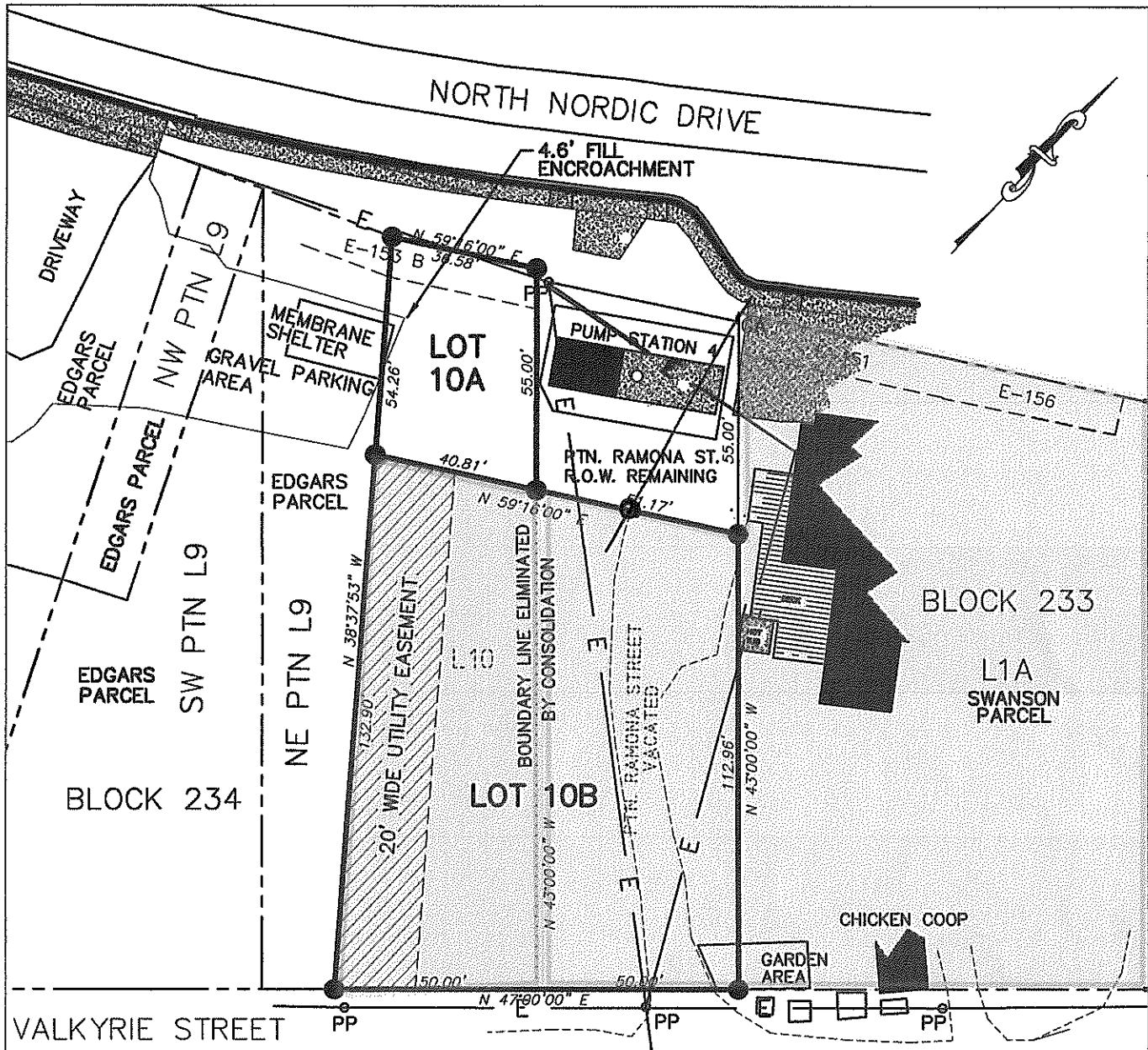
Conditions of approval as required in Petersburg Municipal Code 19.76.020:

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

1. The Borough Assembly may issue the permit if the request, as approved by the Planning Commission, is found to be of beneficial nature to the community and that adjacent and surrounding property will not be adversely impacted. The surrounding property will not be adversely impacted by this SUP and there will be better access to lot 10B

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

Explain how your application meets these conditions: lots 10B and Lot 1A
see above



PRELIMINARY PLAN LOT 10 CONSOLIDATION SUBDIVISION

A CONSOLIDATION & SUBDIVISION OF
LOT 10, BLOCK 234 OF U.S.S. 1252 AND
OF A VACATED PORTION OF RAMONA STREET R.O.W.
INTO LOTS 10A AND 10B

PETERSBURG RECORDING DISTRICT

NOTE:

THIS PLAN ASSUMES PRIOR APPROVAL OF THE
PARITAL VACATION OF RAMONA STREET.

EXISTING LOT 10 IS OWNED BY SWANSON.

AREA SUMMARY:

PTN. RAMONA VACATED & ABSORBED
INTO LOT 10B = 5,920 S.F.
PTN. LOT 10 TO LOT 10B = 5,782 S.F.
PTN. LOT 10 TO LOT 10A = 2,080 S.F.
BOROUGH TOTAL = 2,080 S.F.
SWANSON TOTAL = 11,702 S.F.
RAMONA R.O.W. REMAINING = 2,750 S.F.



SURVEYOR

CENTRAL SOUTHEAST SURVEYORS

P.O. BOX 533, PETERSBURG AK 99833

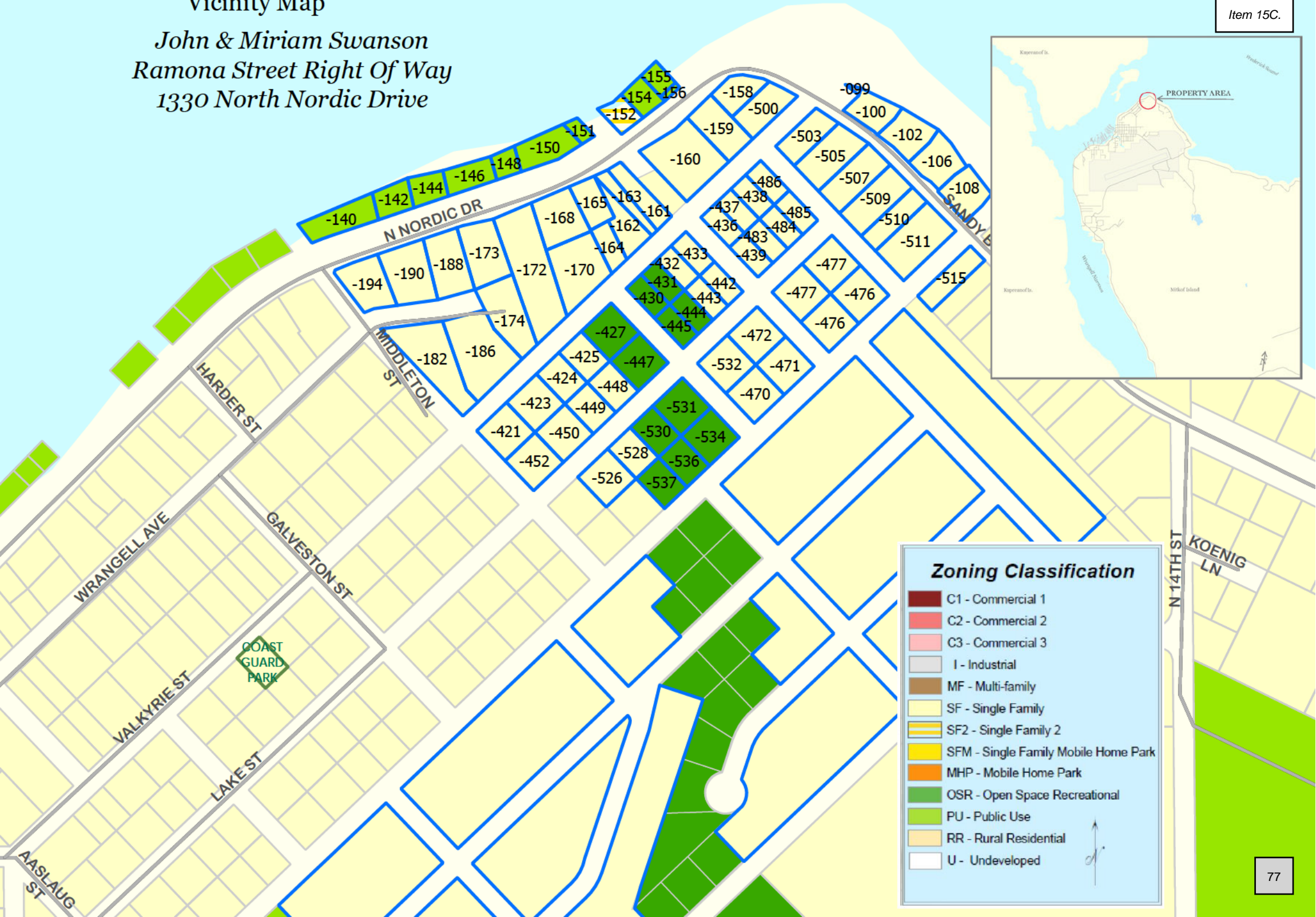
PH (907) 518-0075

SURVEY COMPLETED 10/05/23

DRAWN BY D.C.T.

DRAWING No. LT10 BLK234 CON/SUBD 2023

Vicinity Map
John & Miriam Swanson
Ramona Street Right Of Way
1330 North Nordic Drive





October 23, 2024

JAKOBSEN MAGNUS A JAKOBSEN PAULINE G
PO BOX 201
PETERSBURG, AK 99833-0201

NOTICE OF SCHEDULED PUBLIC HEARINGS

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

Acceptance and scheduling of an application from John & Miriam Swanson for a special use permit to use a portion of a borough-owned ROW as a driveway at 1400 NORTH NORDIC DR.

The public hearing and consideration of the application will be held:	Tuesday, November 12th, 2024, at 12:00 PM Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via ZOOM , please contact Anna Caulum at 907-772-5409.	

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

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

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

Sincerely,

Liz Cabrera
 Community & Economic Development Department

Community & Economic Development

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

www.petersburgak.gov

Name1	Name2	Address1	City	State	Zip
CHRIST FRY			PETERSBURG	AK	99833-1440
HEATHER O'NEIL			PETERSBURG	AK	99833-1083
JIM FLOYD			PETERSBURG	AK	99833-0281
JOHN JENSEN			PETERSBURG	AK	99833-0681
PHIL MEEKS			PETERSBURG	AK	99833-1514
MARIETTA DAVIS			PETERSBURG	AK	99833-0673
SWANSON JOHN R	SWANSON MIRIAM M		PETERSBURG	AK	99833-1546
ALASKA STATE OF			ANCHORAGE	AK	99501-3579
ALBERG KAYLYNN			SHORELINE	WA	98177
BIGGERS PATRICIA L			PETERSBURG	AK	99833-1633
BIRCHELL CURTIS W	BIRCHELL KRISTI A		PETERSBURG	AK	99833-0012
CURRY CLYDE	CURRY JEAN		PETERSBURG	AK	99833-0572
EDDY KATIE T	EDDY STUART D		PETERSBURG	AK	99833-2085
EDGARS GORDON	EDGARS SANDRA		PETERSBURG	AK	99833-0641
EDGARS JAMES FREDERICK	JESTEL ALISA MICHELLE		PETERSBURG	AK	99833-1814
HARAI SUSAN E			PETERSBURG	AK	99833-0612
JAKOBSEN MAGNUS A	JAKOBSEN PAULINE G		PETERSBURG	AK	99833-0201
KRAVITZ MARY	KRAVITZ GARRETT		PETERSBURG	AK	99833-2073
KVERNVIK JERALD A	KVERNVIK JANICE K		PETERSBURG	AK	99833-1221
LYONS COLT H	CRAIN CAROLINE		PETERSBURG	AK	99833-0074
MARTINSEN JAMES H	MARTINSEN DONNA		PETERSBURG	AK	99833-0385
MARTINSEN JUDINE M	BISSET GEORGE J		PETERSBURG	AK	99833-2112
NILSEN MATT J	NILSEN VALAREE J		PETERSBURG	AK	99833-1463
OHMER JUDY M			PETERSBURG	AK	99833-0372
RAVEN 1 LLC			MCMINNVILLE	OR	97128
STOLPE BJORN H	STOLPE SHANNON R		PETERSBURG	AK	99833-1487
STOLPE JAMES D STOLPE TERESA G			PETERSBURG	AK	99833-1466



RE: Swanson SUP

From Karl Hagerman <khagerman@petersburgak.gov>

Date Fri 10/11/2024 10:53 AM

To Liz Cabrera <lcabrera@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>; Aaron Marohl <amarohl@petersburgak.gov>; Aaron Hankins <ahankins@petersburgak.gov>; Ryan Welde <rwelde@petersburgak.gov>; Jim Stolpe <firechief1@petersburgak.gov>

Cc Jim Holder <jholder@petersburgak.gov>

Liz,

I support this Special Use Permit application from the Swanson's. The pending work at the Borough's pump station will eliminate a portion of the existing facility roof that is closest to their home and remove a chain link fence at the site that is no longer required. This work will allow for the safe use of the Right of Way for driveway access to the Swanson's property. They have accessed their property for many years at this same location with a very narrow drive and without any impacts to the wastewater department's operations. I can appreciate their goals to improve their access, get formal approval of that access from the Borough and to continue to exist in harmony with the Borough's utility operations at the site. I recommend that this SUP be approved.

Thank you for your consideration,

Karl Hagerman
Utility Director
907-772-5421

From: Liz Cabrera <lcabrera@petersburgak.gov>

Sent: Friday, October 11, 2024 10:21 AM

To: Chris Cotta <ccotta@petersburgak.gov>; Aaron Marohl <amarohl@petersburgak.gov>; Aaron Hankins <ahankins@petersburgak.gov>; Ryan Welde <rwelde@petersburgak.gov>; Jim Stolpe <firechief1@petersburgak.gov>; Karl Hagerman <khagerman@petersburgak.gov>

Cc: Jim Holder <jholder@petersburgak.gov>

Subject: Swanson SUP

Please let me know if you have any comments.

Thanks,
Liz

Liz Cabrera
Community Development
Petersburg Borough
PO Box 329
Petersburg AK 99833
(907) 518-0242



RE: Swanson SUP

From Chris Cotta <ccotta@petersburgak.gov>

Date Thu 10/24/2024 1:49 PM

To Liz Cabrera <lcabrera@petersburgak.gov>; Aaron Marohl <amarohl@petersburgak.gov>; Aaron Hankins <ahankins@petersburgak.gov>; Ryan Welde <rwelde@petersburgak.gov>; Jim Stolpe <firechief1@petersburgak.gov>; Karl Hagerman <khagerman@petersburgak.gov>

Cc Jim Holder <jholder@petersburgak.gov>

Liz,

Public Works does not have any objections to the proposed fill on Borough property. However, I would like to stipulate that this work not be undertaken until after the Borough's Pump Station 4 project has been completed. The property owner should verify with Public Works that all pump station construction is complete prior to commencing any fill on Borough land. Let me know if you have any questions. Thanks,

Chris

From: Liz Cabrera <lcabrera@petersburgak.gov>

Sent: Friday, October 11, 2024 10:21 AM

To: Chris Cotta <ccotta@petersburgak.gov>; Aaron Marohl <amarohl@petersburgak.gov>; Aaron Hankins <ahankins@petersburgak.gov>; Ryan Welde <rwelde@petersburgak.gov>; Jim Stolpe <firechief1@petersburgak.gov>; Karl Hagerman <khagerman@petersburgak.gov>

Cc: Jim Holder <jholder@petersburgak.gov>

Subject: Swanson SUP

Please let me know if you have any comments.

Thanks,

Liz

Liz Cabrera

Community Development

Petersburg Borough

PO Box 329

Petersburg AK 99833

(907) 518-0242

For Recording in the Petersburg Recording District

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

SPECIAL USE PERMIT (PMC 19.76)

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

John and Miriam Swanson
PO Box 1546
Petersburg, AK 99833

hereinafter the "Permittee".

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

A parcel approximately 650 sq.ft. in size, located within the remaining Ramona Street Right-of-way, Plat No. 2025-03, Petersburg Recording District, First Judicial District, State of Alaska, as further demonstrated on attached Exhibit A

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

Installation and use of a driveway to the residence located at 1400 North Nordic (Lot 1AA, Swanson Subdivision, Plat No. 2025-03, Petersburg Recording District, First Judicial District, State of Alaska.

All uses other than permitted uses are expressly prohibited. All deposits of minerals, stone, earth or gravel, and any standing timber, are reserved by the Borough and shall not be removed from the permitted area or sold without the written consent of the Borough Manager.

General Terms and Conditions

1. In its use of, and activities or operations on, the permitted area, Permittee shall, at Permittee's sole cost and expense, use the permitted area in a safe and legal manner in compliance with all applicable federal, state, and local laws, ordinances and regulations, including without limitation environmental and safety requirements.
2. Permittee shall not use or deposit, or permit the use or deposit of, any hazardous material or waste on the permitted area. As used herein, the term "hazardous materials or waste" means any hazardous or toxic substances, material, or waste that is or hereafter becomes regulated by any municipal governmental authority, the State of Alaska, or the United States government.
3. Permittee shall properly locate Permittee's activities on and within the permitted area prior to commencement of use and throughout the term of this permit until termination.
4. Use of the permitted area by Permittee is "AS IS, WHERE IS". The Borough does not warrant or represent, and expressly disclaims, that the permitted area is safe or suitable for any purpose whatsoever. Permittee is wholly and solely responsible for any necessary maintenance, repair and upkeep of the permitted area, and acknowledges that the Borough has no responsibility whatsoever for such necessary work without regard to the underlying cause of the work, including negligence by the Borough.
5. This permit is granted on the express condition that the Borough is free from any and all liability by reason of injury or death to persons or damage to or destruction of property from whatever cause arising out of or in any way related to Permittee's use of, or activities or operations on, the permitted area or exercise of rights hereunder. Permittee hereby assumes any risk involved in respect to the presence of Permittee, or Permittee's contractors, employees, officers, members, shareholders, agents, representatives, clients, invitees, and guests, or their personal property, equipment or other facilities, on the permitted area, and does hereby release and discharge the Borough from any and all liability for loss, damage, injury, or death incurred by Permittee, or Permittee's contractors, employees, officers, members, shareholders, agents, representatives, clients, invitees, and guests, arising out of their entry or presence on, or use of, the permitted area pursuant to this permit. Permittee shall proceed under this permit at Permittee's own and sole risk.
6. Permittee shall indemnify, defend and hold harmless the Borough, and its employees, officials, agents, and representatives, from and against any and all obligations, liabilities, claims, demands, loss, damages, costs, penalties, expense, or causes of action whatsoever, including attorney fees, resulting from, arising out of, or in any way connected with or related to the occupation or use of, or activities or operations on, the permitted area by Permittee or Permittee's contractors, employees, officers, members, shareholders, agents, representatives, clients, invitees, and guests, or otherwise arising out of or in any way connected with or related to this permit.
7. Permittee shall be responsible for any damage or disturbance to the Borough's real or personal property, or that of third parties, resulting from any exercise of rights herein granted. The Permittee shall promptly repair and restore to its original condition the permitted area or any of

the Borough's personal or real property, including any improvements, that may be damaged or disturbed in connection with Permittee's use of, or activities or operations on, the permitted area.

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

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

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

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

12. Environmental and Water Quality Protection.

a. If the Borough has cause to believe that environmental or water quality damage has occurred or is threatened on the permitted area, or as a result of Permittee's use of, or activities or operations on, the permitted area, the Borough may give Permittee twenty-four (24) hours notice of such damage or threatened damage, after which time, unless the Borough and Permittee mutually agree otherwise, the Borough shall have the right to require the Permittee to immediately cease use of or activities or operations on the permitted area and to take immediate action to correct or eliminate said damage or threat thereof. Failure of Permittee to comply with such requests will be treated as a material breach of this permit, entitling the Borough to terminate this permit. The Borough's rights under this provision shall not be construed as creating an obligation on the Borough's part to conduct or provide for any inspection as to environmental practices, it being agreed that compliance is the sole responsibility of Permittee.

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

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

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

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

14. Upon expiration or earlier termination of this permit, Permittee shall remove any improvements or property located in or on the permitted area by Permittee or anyone claiming under Permittee, and restore and peaceably surrender the permitted area to the Borough in as good a condition as such area was at the time of issuance of this permit. If Permittee fails to make such removal or restoration, the Borough shall have the right, but not the obligation, to make such removal or restoration at Permittee's expense, the amount of which Permittee shall pay to the Borough on demand; if the Borough so elects, it shall also have the right to take possession of and appropriate to itself without payment therefore any or all property of Permittee, or anyone claiming under Permittee, remaining on the permitted area.

15. Permittee understands that this is a non-exclusive permit, and that the Borough may grant other permit(s) for or interest(s) in the permitted area to other parties that do not interfere with Permittee's use of the permitted area. If Permittee believes that other authorized users are improperly interfering with its use of the permitted area, it shall contact the Borough to report same, and shall not attempt to directly exclude other authorized users from the permitted area.

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

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

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

19. Permittee's use of the permitted area shall not interfere with the use of the area by others, including the Borough and members of the general public, and Permittee shall not store any equipment, vehicles or materials of any kind in or on the permitted area.

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

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

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

23. The Permittee has had an opportunity for independent counsel to review and modify the permit. The rule of construction to the effect that any ambiguities are to be strictly construed against the drafter shall not apply to any interpretation of any provision of this permit.

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

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

26. If the Borough shall commence a legal proceeding for any relief against Permittee, declaratory or otherwise, arising out of this permit, the Borough if the prevailing party, shall be awarded, in addition to any other relief, a reasonable sum as attorney fees.

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Additional Terms and Conditions

A. Permittee may not commence use of, or undertake any change to or work on, the permitted area under this permit unless and until Permittee is notified in writing by the Borough Public Works Director that the pump station #4 construction and installation work being performed by the Borough is fully complete and Permittee's use may proceed.

B. Notwithstanding the language of paragraph 19 above, Permittee may utilize the driveway for purposes of parking operable vehicles.

C. Insurance.

1. Notwithstanding Permittee's obligation of indemnification set out herein, Permittee shall maintain in full force and effect during the term of this permit, at Permittee's sole expense, the following policies of insurance:

- i. Liability Insurance covering use of and activities occurring on the permitted area, written on an occurrence form and not a claims-made form, with a minimum coverage limit of no less than \$1,000,000;
- ii. Automobile Liability Insurance, with liability limits and coverages reasonably satisfactory to Borough;
- iii. Property Insurance, insuring Permittee's property and Improvements, in adequate amounts to insure their full value; and

2. In order to maintain the same level of coverage that will exist at the commencement of this permit, the amounts and types of coverage called for herein shall be subject to review from time to time and, at the Borough's sole discretion, may be increased or extended to require the amounts and types of coverage deemed necessary by the Borough.

3. All insurers shall agree to waive all rights of subrogation against the Borough.

4. A Certificate of Insurance evidencing such coverage shall be provided to the Borough upon the effective date and upon thereafter upon renewal of such policies. If Permittee fails to comply with these insurance requirements, the Borough may suspend Permittee's activities on the permitted area until Permittee fully complies with these requirements, and may terminate this permit in accordance with paragraph 13 hereof.

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IN WITNESS WHEREOF, the Petersburg Borough, acting through its Borough Manager, being duly-authorized by action of the Borough Assembly, and Permittee, through duly authorized signature, have hereunto set their respective hands, agreeing to keep, observe and perform all the terms, conditions and provisions herein contained or attached.

Petersburg Borough

By: _____
Stephen Giesbrecht, Borough Manager

Dated: _____

STATE OF ALASKA)
) ss.
FIRST JUDICIAL DISTRICT)

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

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

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

[Additional Signatures and Notary Blocks on following page]

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

PERMITTEE:

John Swanson

Dated: _____

Miriam Swanson

Dated: _____

STATE OF ALASKA)
) ss.
FIRST JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this ____ day of _____, 20__, before the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared John Swanson, to me known, who executed the above and foregoing instrument, and acknowledged to me said instrument to be his free and voluntary act and deed for the uses and purposes therein mentioned.

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

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

STATE OF ALASKA)
) ss.
FIRST JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this ____ day of _____, 20__, before the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Miriam Swanson, to me known, who executed the above and foregoing instrument, and acknowledged to me said instrument to be her free and voluntary act and deed for the uses and purposes therein mentioned.

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

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE 4/14/2025 OWNER(S): Miriam Swanson

NOTARY'S ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF Riverside

ON April 14, 2025 BEFORE ME, Jeff R. Kallmann, Notary Public
(NAME & TITLE OF OFFICER)

PERSONALLY APPEARED Miriam Swanson

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/they executed the same in subscribed to the within instrument and acknowledged to me that he/she/they executed the same in subscribed to the within instrument and acknowledged to me that he/she/they executed the same in subscribed to the within instrument and acknowledged to me that he/she/they executed the same in subscribed to the within instrument.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Jeff R. Kallmann



CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE 4-8-2025 OWNER: John R. Swanson

DATE 4/8/2025 OWNER: John R. Swanson

NOTARY'S ACKNOWLEDGMENT

U.S. OF AMERICA
STATE OF ALASKA
PETERSBURG BOROUGH

THIS IS TO CERTIFY THAT ON THIS 8th DAY OF April

2025, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY

APPEARED John R. Swanson (&)

Stephen Giesbrecht TO ME

KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND HE/SHE/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein specified.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

Debra K. Thompson

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: 3/6/2026

CERTIFICATE OF APPROVAL BY THE BOROUGH ASSEMBLY

I, HEREBY CERTIFY THAT THE VACATION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE PETERSBURG BOROUGH, AND THAT SAID PLAT HAS BEEN APPROVED BY THE ASSEMBLY, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE DISTRICT MAGISTRATE, EX OFFICIO RECORDER, PETERSBURG, ALASKA.

DATE 4/8/2025 BOROUGH MANAGER, PETERSBURG BOROUGH

ATTEST: Debra K. Thompson
DATE 4-8-2025 BOROUGH CLERK, PETERSBURG BOROUGH

CERTIFICATE OF APPROVAL BY THE PLATTING BOARD

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE PETERSBURG BOROUGH, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE DISTRICT MAGISTRATE, EX OFFICIO RECORDER, PETERSBURG, ALASKA.

DATE 4/16/2025 CHAIRMAN, PETERSBURG PLATTING BOARD

CERTIFICATE OF PAYMENT OF TAXES

STATE OF ALASKA } ss.
FIRST JUDICIAL DISTRICT

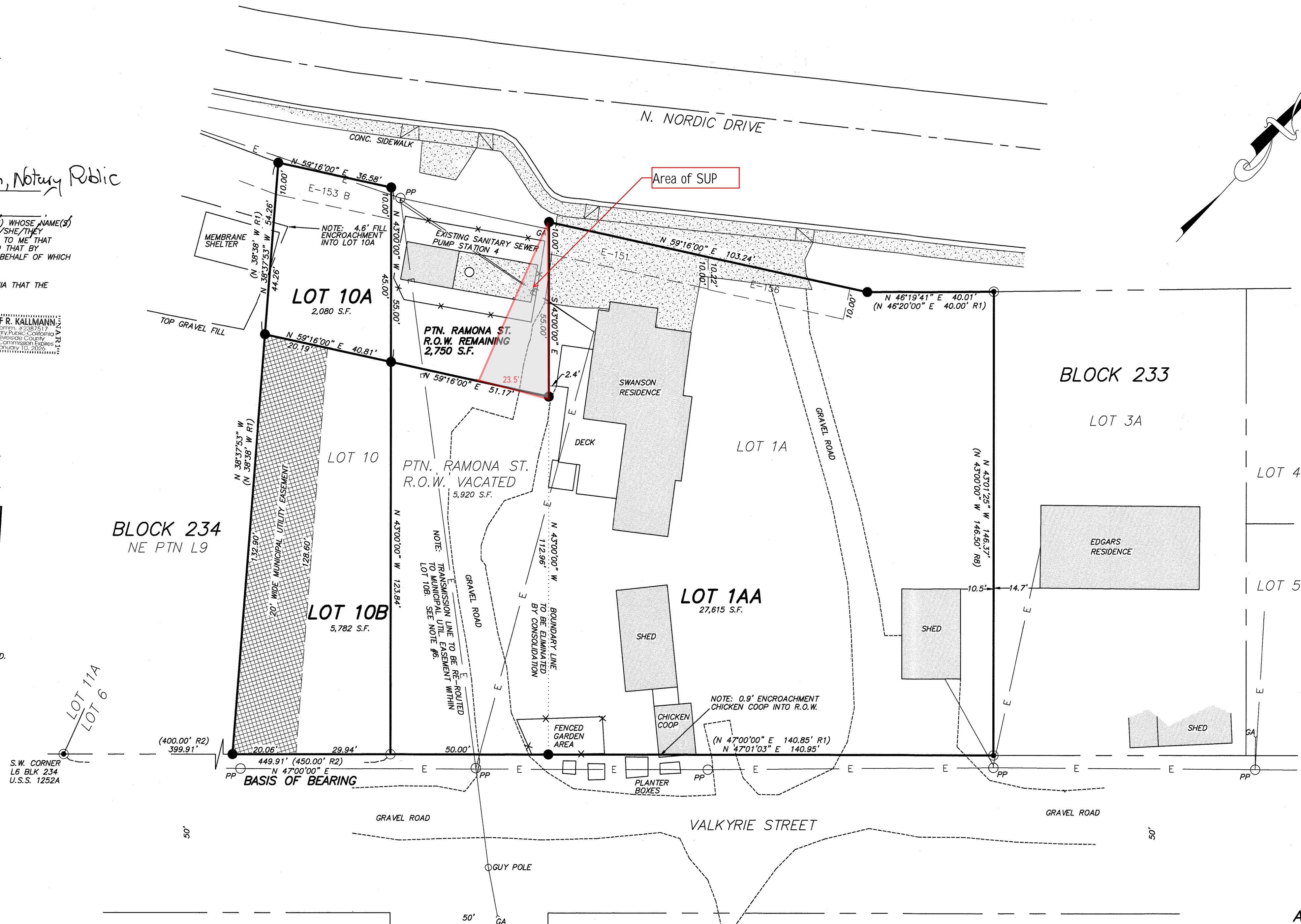
I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ACTING ASSESSOR FOR THE PETERSBURG BOROUGH, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE PETERSBURG BOROUGH, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS IN THE NAMES OF: John R. Swanson

AND Miriam M. Swanson

AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE PETERSBURG BOROUGH ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR 2025 WILL BE DUE ON OR BEFORE October 15, 2025

DATED THIS 8th DAY OF April, 2025
AT PETERSBURG, ALASKA.

John G. Tow
TREASURER PETERSBURG BOROUGH



SWANSON SUBDIVISION

A PARTIAL VACATION OF RAMONA STREET
TO BE CONSOLIDATED WITH LOT 1A OF BLOCK 233
AND A SUBDIVISION OF LOT 10, BLOCK 234 OF U.S. SURVEY 1252A

CREATING LOT 10A, LOT 10B AND CONSOLIDATED LOT 1A
PETERSBURG RECORDING DISTRICT

PARCEL OWNERSHIP SUMMARY:

SUBJECT: CONSOLIDATED LOT 1A, BLOCK 233 U.S.S. 1252A - JOHN R. AND MIRIAM M. SWANSON
DOC# 2000-000378-0 (ORIGINAL WARRANTY DEED DOC# 1978-001885-0)
ADJOINER: LOT 3A, BLOCK 233 U.S.S. 1252A - SANDRA EDGARS
DOC# 1979-000854-0
SUBJECT: RAMONA STREET R.O.W. BETWEEN N. NORDIC AND VALKYRIE STREET
PETERSBURG BOROUGH U.S. SURVEY 1252A
SUBJECT: LOT 10, BLOCK 234 U.S.S. 1252A - JOHN AND MIRIAM SWANSON
DOC# 2023-000387-0
ADJOINER: N.E. PORTION OF LOT 9, BLOCK 234 U.S.S. 1252A - EDGARS LIVING TRUST
DOC# 2020-000743-0

GENERAL NOTES

- THE PURPOSE OF THIS SUBDIVISION AND PARTIAL R.O.W. VACATION IS TO CONSOLIDATE A PORTION OF THE RAMONA STREET R.O.W. WITH LOT 1A OF BLOCK 233 TO CREATE CONSOLIDATED LOT 1A AND TO SUBDIVIDE LOT 10 OF BLOCK 234 TO CREATE LOT 10A AND LOT 10B.
- THE BASIS-OF-BEARING UTILIZED TO CONDUCT THIS SURVEY IS THE BEARING OF THE LINE BETWEEN AN 1.5" ALUMINUM CAP MONUMENT (LS 5485), MARKING THE S.W. CORNER OF LOT 6, BLOCK 234, U.S. SURVEY 1252A AND AN IRON PIPE MONUMENT MARKING THE S.E. CORNER OF LOT 10, BLOCK 234, U.S. SURVEY 1252A, THE ACCEPTED BEARING BEING N 47°00'00" E.
- THE ACCURACY OF THIS SURVEY IS GREATER THAN 1:10,000.
- ALL BEARINGS SHOWN ARE TRUE BEARINGS AND ARE ORIENTED TO THE BASIS-OF-BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- WHEN RECORD COURSES DIFFER FROM MEASURED COURSES, RECORD COURSES ARE SHOWN IN PARENTHESES () FOLLOWED BY THE SOURCE OF THE RECORD INFORMATION.
- PETERSBURG MUNICIPAL POWER & LIGHT DEPT. WILL RELOCATE THE OVERHEAD TRANSMISSION LINES RUNNING FROM THE POWER POLE ON N. NORDIC TO THE POWER POLE ON VALKYRIE ST. CROSSING LOT 10B. RE-ROUTED LINES WILL RUN INSIDE THE 20' MUNICIPAL UTILITY EASEMENT ALONG THE SOUTHWEST BOUNDARY OF LOT 10B.
- THE MINOR ENCROACHMENTS WITHIN LOT 10A WILL BE ADDRESSED DURING THE CONSTRUCTION PHASE OF THE PUMP STATION 4 SANITARY SEWER MAIN PROJECT.
- THE FOLLOWING PLATS AND RECORDS WERE USED TO EXECUTE THIS SURVEY:
(R1) U.S. SURVEY 1252A, APPROVED 11/4/1947 & ACCEPTED 3/4/1948
(R2) AN UNRECORDED AS-BUILT SURVEY BY RICK G. BRAUN LS 5485 SHOWING LOT 6 AND LOT 10 AND THE PORTIONS OF LOT 8 AND LOT 9, OF BLOCK 234, U.S. SURVEY 1252A
(R3) THE MARTINSEN - ETCHER SUBDIVISION PLAT No. 2013-9
(R4) R.O.S. BY BISSET SURVEYING LS 10391 SHOWING THE EASTERLY LINES OF LOT 3A OF THE MARTINSEN - ETCHER SUBDIVISION, BLOCK 234, U.S. SURVEY 1252A. PLAT No. 2017-12
(R5) ISKUT STREET VACATION PLAT No. 90-21
(R6) A.D.O.T. & P/F R.O.S. OF CONTROL MONUMENTS ALONG N. NORDIC DRIVE AND SANDY BEACH ROAD, PETERSBURG, ALASKA PLAT No. 2008-2
(R7) A.D.O.T. & P/F R.O.W. MAP JOY ST. TO SANDY BEACH S-0937(10) PLAT No. 85-35
(R8) RESUBDIVISION OF LOTS 3, 4, & 5 OF BLOCK 233, U.S.S. 1252A PLAT No. 81-25
9. EASEMENTS E-151, E-153 B AND E-156, PER A.D.O.T. P/F R.O.W. MAP ALASKA PROJECT NUMBER S-0937(10), PLAT No. 85-35 SHEET 2 OF 17.

AREA SUMMARY:

UNSUBDIVIDED PARENT LOT 10 = 7,862 S.F.
UNCONSOLIDATED LOT 1A = 21,695 S.F.
PORTION OF LOT 10 FORMING LOT 10B = 5,782 S.F.
PORTION OF LOT 10 FORMING LOT 10A = 2,080 S.F.
PORTION OF RAMONA STREET R.O.W. CONSOLIDATED INTO LOT 1A = 5,920 S.F.
PORTION OF RAMONA STREET R.O.W. REMAINING AS R.O.W. = 2,750 S.F.

LEGEND

- IRON PIPE RECOVERED THIS SURVEY
- 1.5" ALCAP LS 5485 ON 5/8" REBAR RECOVERED THIS SURVEY
- C.S.S., L.S. 10390 2" ALCAP MON ON 5/8" REBAR
- ESTABLISHED THIS SURVEY
- LOT LINE ELIMINATED BY CONSOLIDATION
- EASEMENT BOUNDARY
- SUBDIVISION BOUNDARY LINE
- SIDELINE BOUNDARY
- POWER POLE
- GUY ANCHOR
- OVERHEAD ELECTRICAL AND/OR COMMUNICATION TRANSMISSION LINE
- MUNICIPAL UTILITY EASEMENT
- BUILDING/STRUCTURE
- CONCRETE
- TYPICAL 2" DIAM. ALUMINUM CAP MONUMENT SET THIS SURVEY

CLIENTS: JOHN & MIRIAM SWANSON
P.O. BOX 1546
PETERSBURG, AK 99833
PETERSBURG BOROUGH
P.O. BOX 329
PETERSBURG, AK 99833

20 0 20 40 60
SCALE IN FEET

2025-3
Plat #
Petersburg
Rec Dist
4/21/2025
Date
Time 1:09 P.M.

SURVEYOR:
CENTRAL SOUTHEAST SURVEYORS
P.O. BOX 533, PETERSBURG AK 99833
PH (907) 518-0075
Email: lmocona@gmail.com
RPLS #10390
SURVEY COMPLETED 10/23/2024
DRAWN BY D.C.T. DRAWING No. SWANSON SUBD REV 2024

RENTAL AGREEMENT

THIS RENTAL AGREEMENT, effective on the date of the last signature below ("effective date") is made by and between the Petersburg Borough, PO Box 329, Petersburg, AK 99833 (hereinafter "Landlord") and the Petersburg Volunteer Fire Department, Inc., PO Box 75, Petersburg, AK 99833 (hereinafter "Tenant").

RECITALS

WHEREAS, Landlord is the owner of the real property described as 1200 Haugen Drive, Petersburg, AK 99833 (the "Premises");

WHEREAS, Tenant operates a volunteer fire department within the Petersburg Borough; and

WHEREAS, Landlord desires to rent to Tenant and Tenant desires to rent from Landlord certain space within the Premises for the purposes of Tenant's administrative operations.

NOW THEREFORE the parties agree as follows:

TERMS

1. Rented Area. An area of approximately 25 square feet, more particularly described as Station 1, Dayroom Corner Desk (the "Rented Area"), located within the Premises.
2. Term and Termination. This term of this Rental Agreement shall begin upon on the effective date and continue year to year until terminated as provided herein (the "Term"). Either party may terminate this Rental Agreement upon thirty (30) days' prior written notice to the other party.
3. Rent. \$1.00 per year.
4. Permitted Use and Access. The Rented Area shall be used only for the purposes of Tenant's operations as a volunteer fire department. Tenant shall have access to the Rented Area and any common areas of the Premises, including all paths of ingress and egress to the Rented Area, seven (7) days per week, twenty-four (24) hours per day.
5. Prohibited Use and Prohibited Access. Tenant is prohibited from using or accessing the Premises other than as set out in Section 4. Tenant shall not use and shall not have access to other areas of the Premises.
6. Surrender of Rented Area and Holding Over. Upon the termination of this Rental Agreement, Tenant shall peacefully vacate and deliver the Rented Area and all keys to Landlord.
7. Compliance with Laws, Rules, and Regulations. Tenant shall comply with all applicable laws, ordinances, orders, rules and regulations.
8. Tenant's Property. Tenant agrees that all personal property of every kind or description whatsoever in the Premises shall be at Tenant's sole risk and Tenant shall not hold or attempt to hold Landlord liable for any damage or injury done to or for loss of such personal property.
9. Tenant Sublease and Assignment. Tenant shall not sublet the Rented Area or any part of the Rented Area.

10. Default by Tenant. The following shall be deemed default by Tenant: (1); abandonment of the Rented Area; or (2) failure to meet any obligation in the Rental Agreement.
11. Remedies for Tenant's Default. Upon default by Tenant, Landlord may exercise any and all remedies available under Alaska law.
12. Waiver. Failure of Landlord to declare an event of default immediately upon its occurrence, or delay in taking any action in connection with an event of default, shall not constitute a waiver of the default.
13. Severability. If any provision of this Rental Agreement is held to be unenforceable, such provision shall be judicially reformed to the maximum extent permitted by law. If any provision of this Rental Agreement is invalid or unenforceable, such invalid provision shall be struck from this Rental Agreement and the remainder of this Rental Agreement shall not be affected.
14. Sale of Property. Upon any conveyance or sale of the Premises, Landlord shall be and is hereby entirely free and relieved of all liability contained in or derived from this Rental Agreement.
15. Amendments. This Rental Agreement may not be altered, waived, amended or extended except by an instrument in writing signed by Landlord and Tenant. This Rental Agreement contains no implied warranties of any kind.
16. Limitation of Warranties. TENANT EXPRESSLY ACKNOWLEDGES AND AGREES THAT THERE ARE AND SHALL BE NO IMPLIED WARRANTIES OF MERCHANTABILITY, OCCUPANCY, SUITABILITY, FITNESS FOR A PARTICULAR PURPOSE OR OF ANY OTHER KIND ARISING OUT OF THIS RENTAL AGREEMENT.

LANDLORD:

Petersburg Borough

By: _____

Steve Giesbrecht

Its: Borough Manager

Dated: _____

TENANT:

Petersburg Volunteer Fire Department, Inc.

By: _____

Printed name: _____

Its: _____

Dated: _____

From: Robert Martin <bobwmartin@yahoo.com>
Sent: Monday, June 2, 2025 6:18 AM
To: Assembly <assembly@petersburgak.gov>
Subject: ACL dock facility budget amendment

Dear Assembly,

A dedicated small cruise ship dock is a good idea. I think ACL is a good company and a good fit for our town. We seem to agree that small cruise ship tourism is valuable to Petersburg. But why does this value not find its way into Borough finances? Why do we need to take harbor reserve money generated by the fishing industry in order to partner with a cruise company?

If you can't come up with a plan to replace this reserve money, then I think you have to admit that this form of tourism is a drain on the Borough budget. Please do not use raw fish tax money to subsidize tourism.

I wish the harbor advisory board had been asked to weigh in on this significant allocation of harbor reserves. I'm sure it would have garnered useful input for the Assembly.

Bob Martin

From: Gary Aulbach <gaulbachsculpin@gmail.com>

Sent: Tuesday, June 3, 2025 7:57 AM

To: Assembly <assembly@petersburgak.gov>

Subject: 2023-09

Hello Assembly Members,

I am writing this letter as a follow up to the last letter I wrote concerning Resolution #2023-09. In August of 2022 a work session was held to outline the creation of a Housing Task Force. Myself and half a dozen other community members volunteered to be a part of that Task Force. We took our job very seriously and worked hard to get the Community Housing Survey funded and completed and also offered up a couple other affordable housing options such as a Community Land Trust modeled after the successful trust that already exists in Sitka and many other communities around Alaska and the rest of the country. In the end, the Borough unanimously passed resolution #2023-09 as a way to get some affordable land available for purchase in the quickest way possible. The \$100,000.00 made available was to be used to bring utilities into as many Borough lots as possible. It appears that there are at least two lots that could have been serviced with this amount of money. I have been told that the money that was set aside for doing this work has been put back into the Borough Budget. The reason given for not using the funds as directed by the resolution was that since negotiations started with the folks at Skylark Way, Mr. Johnson's subdivision proposal and PIA's expansion of the Airport Subdivision, the Borough doesn't need to provide lots for housing so the money was moved. That resolution was passed in July of 2023, the work was supposed to be scheduled for 2024. The Borough could have upgraded and sold at least two lots by now, adding the money for the sale of the lots to the Borough coffers and bringing in property tax for years to come. The subdivisions mentioned above will not produce lots for sale for at least another six months to a year, that is nearly 3 years from the date the resolution was passed, not what I would call immediately available. Did the Borough Assembly vote to cancel this resolution? If so, what meeting was it done at? Does the city manager have the power to cancel resolutions and redirect any monies that might have been a part of the resolution? I don't understand that process.

Thank you.

Gary Aulbach.