



# Petersburg Borough

12 South Nordic Drive  
Petersburg, AK 99833

## Meeting Agenda Planning Commission Regular Meeting

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Tuesday, July 11, 2023

12:00 PM

Assembly Chambers

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You are invited to a Zoom meeting.

When: July 11, 2023 12:00 PM Alaska

Topic: July 11, 2023 Regular Planning Commission Meeting

Please click the link below to join the webinar:

<https://petersburgak.gov.zoom.us/j/86371203481>

Meeting ID: 863 7120 3481

Or Telephone:

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

### 1. Call to Order

### 2. Roll Call

### 3. Acceptance of Agenda

### 4. Approval of Minutes

**A.** Meeting Minutes 6.13.2023

### 5. Public Comments

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

### 6. Consent Calendar

### 7. Public Hearing Items

**A.** Consideration of an application from Tamara McKeown for a conditional use permit for a temporary trailer for construction at 567 Mitkof Highway (PID: 01-116-200).

**B.** Consideration of an application from Chris Kegans, Samai Kegans, and Melisa Kegans for vacation of a section line easement and a public access easement and review of alternate public access at 808-812 Mitkof Highway (PID: 01-174-225 and 01-174-220).

**C.** Consideration of an application from Dave Ohmer for a minor subdivision at 531-535 Mitkof Highway (PID: 01-115-200 and 01-115-250).

- D.** Consideration of a recommendation to the Borough Assembly regarding an application from Wikan Enterprises to purchase borough property at 103 A Dock Street (PID: 01-010-037).

**8. Non-Agenda Items**

- A.** Commissioner Comments
- B.** Staff Comments
- C.** Next Meeting is August 8, 2023, at 12:00pm.

**9. Adjournment**



# Petersburg Borough

12 South Nordic Drive  
Petersburg, AK 99833

## Meeting Minutes Planning Commission Regular Meeting

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Tuesday, June 13, 2023

12:00 PM

Assembly Chambers

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### 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 - late arrival 12:10pm

Commissioner Marietta Davis

Commission Secretary Sally Dwyer

Commissioner John Jensen

Commissioner Phillip Meeks

### 3. Acceptance of Agenda

The agenda was approved as presented.

Motion made by Commission Secretary Sally Dwyer, Seconded by Commission Vice-Chair Heather O'Neil.

Voting Yea: Commission Chair Chris Fry, Commissioner John Jensen, Commissioner Marietta Davis, Commissioner Phillip Meeks

### 4. Approval of Minutes

A. Planning Commission Meeting Minutes April 11, 2023

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Motion made by Commission Secretary Dwyer, Seconded by Commissioner Jensen.

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

**5. Public Comments**

None

**6. Consent Calendar**

- A. Acceptance and scheduling of an application from Tamara McKeon for a conditional use permit for a temporary trailer for construction at 567 Mitkof Highway (PID: 01-116-200)

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

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

**7. Public Hearing Items**

- A. Consideration of an application from Derek and Stacey Thorsen for a variance from the front-yard setback requirement to allow for construction an addition 10.7' from the property line at 807 Wrangell Avenue (PID: 01-002-250).

Motion made by Commission Secretary Dwyer, Seconded by Commission Vice-Chair Heather O'Neil

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

Amendment made to include allowing for lot coverage of 42.6%. Included in finding fact but not in original motion.

Motion made by Commission Vice-Chair Heather O'Neil, Seconded by Commission John Jensen

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

- B. Consideration of an application from Drew Ware for a minor subdivision at 365-367 Mitkof Highway (PID: 01-084-250, 01-084-260, 01-084-279).

Motion made by Commissioner Jensen, Seconded by Commission Secretary Dwyer.

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

- C. Recommendation to the Borough Assembly regarding an application from the Petersburg Medical Center to rezone 43 vacant lots within the Airport Addition Subdivision to Public Use.

Mary Clemens spoke on her own behalf speaking in favor of a new hospital but requested that there be open communication during the construction process and afterwards.

Diane Marsh spoke on her own behalf speaking against the location of the new hospital.

Harold Medalan spoke on his own behalf speaking against the location of the new hospital.

Heather Conn spoke on her own behalf speaking in favor of a new hospital.

Jarod Cook on behalf of the Hospital Board speaking in favor of the proposed location for the new hospital.

Motion made by Commissioner Davis, Seconded by Commissioner Floyd.

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

Voting Nay: Commission Vice-Chair O'Neil, Commissioner Jensen, Commissioner Meeks  
Voting

Abstaining: Commission Secretary Dwyer

Commission Vice-Chair O'Neil spoke her concerns that the rezoning would take away residential and single family lots.

Commission Secretary Dwyer would like to hear more public comment.

Commission Chair Fry would be willing to hear this again once more is put out to the public.

Recommendation is no to the Borough Assembly regarding an application from the Petersburg Medical Center to rezone 43 vacant lots within the Airport Addition Subdivision to Public Use because lack of education among the public, did not receive enough input on pros and cons and loss of single family and residential lots.

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

Voting Yea: Commission Chair Fry, Commissioner Floyd, Commissioner Davis, Commission Vice-Chair O'Neil, Commissioner Jensen, Commissioner Meeks  
Voting  
Abstaining: Commission Secretary Dwyer

D. Consideration of an application from the Petersburg Medical Center to approve a preliminary plat of a major subdivision located within the Airport Addition Subdivision and to vacate portions of the Fram St, Gjoa St, and N. 12th Street rights-of-way.

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

Voting Nay: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Dwyer, Commissioner Floyd, Commissioner Jensen, Commissioner Davis, Commissioner Meeks

**8. Non-Agenda Items**

A. Commissioner Comments

Commissioner Jensen stated "he is in no way voting against a new hospital and supported approving the correct place to put the hospital and not lose a bunch of residential areas."

Commissioner Dwyer is in favor of a new hospital but needs to be educated more.

Commisioner O'Neil suggests listening or attending public Hospital Board Meetings.

B. Staff Comments

None

C. Next Meeting is scheduled for July 11, 2023 at noon

**9. Adjournment**

The meeting adjourned at 1:25pm.

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

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

# Planning Commission Staff Report

Meeting date: July 11, 2023

**TO:** Planning Commission

**FROM:** Liz Cabrera, Community & Economic Development Director

**Subject:** Conditional Use Permit – 567 Mitkof Highway (PID: 01-116-200)  
Tamara McKeown

## Recommended Motion:

I move to approve a conditional use permit for a temporary trailer for construction purposes at 567 Mitkof Highway for two years.

## The Petersburg Planning & Zoning Commission makes the following findings of fact:

1. An application for a conditional use permit was submitted by Tamara McKeown (applicant) and fees paid on May 2, 2023.
2. The application was scheduled for a public hearing by the Planning Commission at their June 13, 2023, meeting.
3. The subject parcel size is approximately 90,343 sf.
4. The zoning of the subject parcel is rural residential, and property is vacant.
5. Surrounding properties are zoned rural residential.
6. The applicant intends to construct a single-family dwelling on the property.
7. While travel trailers are not allowed as a primary use in the single-family residential district, PMC 19.20.040B allows for the Planning Commission to issue a conditional use permit for trailers for construction purposes.
8. In the past, the Planning Commission has issued a CUP under this authority for a limited amount of time, usually two years. Applicants needing additional time to complete their dwelling would need to seek an extension from the commission.
9. Hearing notices were mailed to property owners within 600 feet of the subject parcel.
10. On July 11, 2023, a duly noticed public hearing was held by the Petersburg Planning & Zoning Commission.
11. At the public hearing, the Planning Commission considered and reviewed applicant materials, public comments and testimony, and staff comments.



# Planning Commission Staff Report

Meeting date: July 11, 2023

## Section 2. Based on the preceding findings of fact, the Petersburg Planning & Zoning Commission makes the following determinations:

A. The commission shall consider the suitability of the property, the character of the surrounding property and the economic and aesthetic effects of the proposed use upon the property and neighboring property. The use will be permitted if it is in harmony with the general purpose and intent of this title and where the use will be in keeping with the uses generally authorized for the zone in which the use is to take place. The commission shall require the conditional user to take those steps necessary so that the permitted conditional use will not be offensive because of injurious and noxious noise, vibrations, smoke, gas, fumes or odors or will not be hazardous to the community because of danger of fire or explosion.

Yes  No

REASON: The travel trailer will be used as a temporary dwelling until a new dwelling is constructed.

B. Exits and entrances and off-street parking for the conditional use shall be located to prevent traffic hazards or congestion on public streets.

Yes  No

REASON: The travel trailer is located on the subject parcel. The driveway leads to Mitkof Highway. It is unlikely issuing the CUP would result in any traffic hazards or congestion on public streets.

C. In addition to the conditions of subsections (A) and (B) of this section, schools, governmental and civic buildings and other public uses shall meet the following condition: The proposed location of the use and size and character of the site shall facilitate maximum benefit and service to the public.

Yes  No  Not Applicable

\_\_\_\_\_  
Chair, Planning Commission

\_\_\_\_\_  
Secretary, Planning Commission



<b>PETERSBURG BOROUGH CONDITIONAL USE APPLICATION</b>		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:	# 2104
<b>APPLICANT/AGENT</b>		<b>LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)</b>	
NAME Tamara McKeown		NAME	
MAILING ADDRESS PO BOX 243		MAILING ADDRESS	
CITY/STATE/ZIP Petersburg, AK 99833		CITY/STATE/ZIP	
PHONE 541-583-2289		PHONE	
EMAIL tamara.inoutcleaners@gmail.com		EMAIL	
<b>PROPERTY INFORMATION</b>			
PHYSICAL ADDRESS or LEGAL DESCRIPTION: Northerly portion of LP, USS 2464, Plat 82-7			
PARCEL ID: 01116200	ZONE: RR	OVERLAY:	
CURRENT USE OF PROPERTY: Trailer is TEMPORARY while I build a home.		LOT SIZE: 90,343	
PROPOSED USE OF PROPERTY (IF DIFFERENT): BUILD HOME (live in travel trailer temporarily)			
SEPTIC SYSTEM: Is there a septic system on the property <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO What is current or planned system? <input type="checkbox"/> Municipal <input type="checkbox"/> DEC-approved on-site <input checked="" type="checkbox"/> holding tank that i will have pumped out for now.			
WATER SOURCE: <input type="checkbox"/> Municipal <input checked="" type="checkbox"/> Cistern/Roof Collection <input type="checkbox"/> Well			
LEGAL ACCESS TO LOT(S) (Street Name): 567 Mitkoff HWY			
<b>TYPE OF APPLICATION</b>			
<input type="checkbox"/> Home Occupation. Please include copy of current Sales Tax Registration Application			
<input type="checkbox"/> Residential Use in Industrial District			
<input checked="" type="checkbox"/> Other: temporary dwelling in travel trailer while building home			

<b>Submittals</b>
Please submit site plan. For home occupation permits, please include a site plan showing location and size of area to be used for the home occupation (including storage). and location and size of area available for off-street parking.
<b>SIGNATURE(S):</b>
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): _____ Tamara R. McKeown _____
Date: ___ 4/12/2023 _____ Owner(s): _____
_____ Date: _____

### 19.72 CONDITIONAL USE APPLICATION

Applicant(s): Tamera McKeown

\_ Address or PID:  
\_\_\_\_\_

Project Summary: I would like to live in my travel trailer while I build my house on this property

Conditions of approval as required in Petersburg Municipal Code 19.72.020:

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

1. The commission shall consider the suitability of the property, the character of the surrounding property and the economic and aesthetic effects of the proposed use upon the property and the neighboring property. The use will be permitted if it is in harmony with the general purpose and intent of this title and where the use will be in keeping with the uses generally authorized for the zone in which the use is to take place.

2. Exits and entrances and off-street parking for the conditional use shall be located to prevent traffic hazards or congestion on public streets.

I intend to use existing entrance to my property

3. In addition to the conditions of subsections (A) and (B) of this section, schools, governmental and civic buildings and other public uses shall meet the following condition: The proposed location of the use and size and character of the site shall facilitate maximum benefit and service to the public.

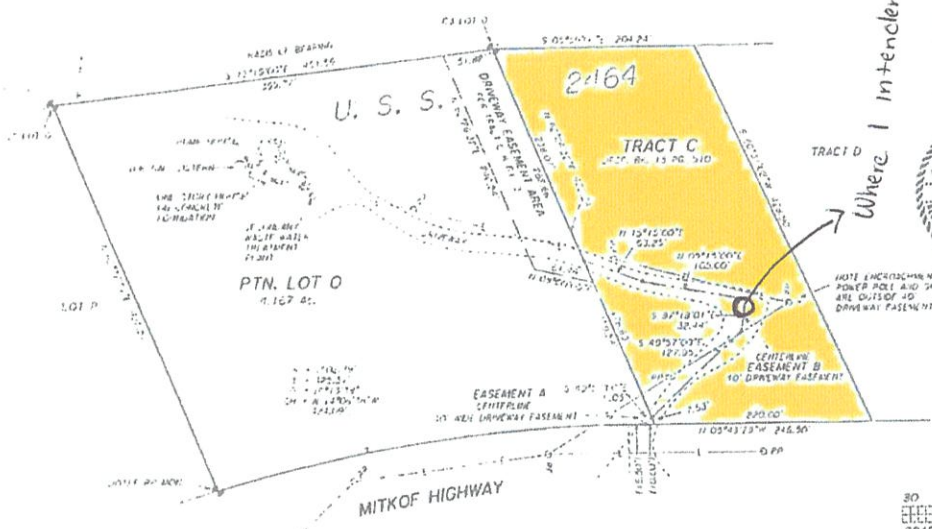
OK

\* I will make sure to allow space for  
PTN LOT 0 owner to travel safely  
up/down driveway \*

Where I intend to put my trailer



G.L. 3  
SEC. 23  
1595 P75E  
C.RAL



I HEREBY CERTIFY THAT I HAVE SURVEYED THE FOLLOWING DESCRIBED PROPERTY:  
A PORTION OF LOT 0 OF U.S. SURVEY 2464

PETERSBURG RECORDING DISTRICT  
AND THAT THE IMPROVEMENTS SITUATED THEREON ARE WITHIN THE PROPERTY LINES AND DO NOT OVERLAP OR ENCRUMBER THE PROPERTY ADJACENT THEREIN, THAT NO IMPROVEMENTS ON PROPERTY I HAVE ADJACENT THEREON ENCRUMBER THE PREMISES IN QUESTION AND THAT THERE ARE NO ROADWAYS, TRANSMISSION LINES OR OTHER VISIBLE ENCUMBRANCES ON SAID PROPERTY, EXCEPT AS INDICATED HEREIN.

DATED AT PETERSBURG, VA 23103 THIS 12<sup>TH</sup> DAY OF JUNE 2008

STATE OF ALABAMA  
62 40TH  
RICK C. BRANT  
LS-25485  
PROFESSIONAL LAND SURVEYOR

AS-BUILT SURVEY OF  
A PORTION OF LOT 0  
OF U.S. SURVEY 2464  
PETERSBURG RECORDING DISTRICT

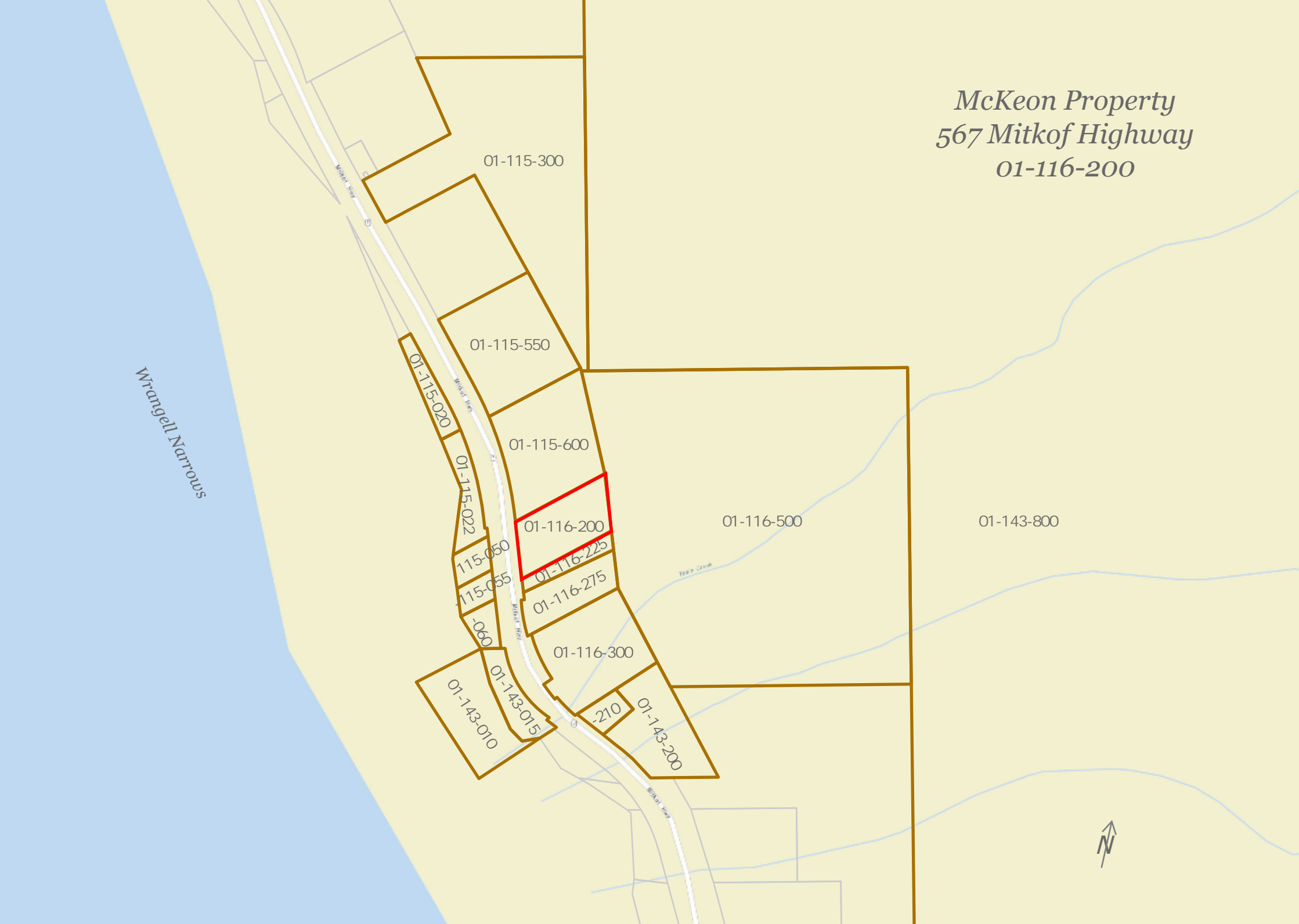
CERTIFICATE AND SHEET NO. 111  
7-0-2008  
PETERSBURG, VA 23103

30 0 30 100 240  
GRAPHIC SCALE - FEET

023 COPYRIGHT

LEGEND

*McKeon Property  
567 Mitkof Highway  
01-116-200*



*Wrangell Narrows*



*McKeon Property  
567 Mitkof Highway  
01-116-200*



Wrangell

Wrangell

Wrangell Airport

Wrangell Narrows

PROPERTY AREA

Service Area One boundary

Service Area One boundary



Code: 110.000.404110  
Base: \$50 00  
Notice: \$70 00  
TOTAL \$120 00



Petersburg Borough  
Community Development  
P.O. Box 329  
Petersburg, AK 99833

PHONE (907) 772-4533  
FAX (907) 772-4876

Application No: \_\_\_\_\_ Date Received: \_\_\_\_\_  
Fee Collected: \_\_\_\_\_ Received By: \_\_\_\_\_  
Ref to Assembly: \_\_\_\_\_ Ordinance No: \_\_\_\_\_

**APPLICATION FOR VACATION OF PUBLIC EASEMENT/LANDS**

Petitioner(s): CHRIS KEGANS SAMAI KEGANS  
Address: P.O. BOX 1277 PETERSBURG, AK 99833  
Phone Number(s): ~~(907)~~ (503) 924-9447

Petitioners' Representative (Sub-divider, if any) and/or Registered Engineer or Land Surveyor:  
Name(s): DAVE THYNES (CENTRAL SOUTHEAST SURVEYORS)  
Address: P.O. BOX 533 PETERSBURG, AK 99833  
Phone Number(s): (907) 518-0075

I (we) do hereby apply for vacation of borough owned easement/land in accordance with the provisions of the Subdivision Ordinance.

I(we) are the owners of the real estate which borders said area, which is generally described as:  
SEE ATTACHED PAGE, affronting Lots \_\_\_\_\_ Blocks \_\_\_\_\_  
Township \_\_\_\_\_ Section \_\_\_\_\_ T. \_\_\_\_\_ R. \_\_\_\_\_ Copper River Meridian.  
Parcel ID# \_\_\_\_\_ (Legal Description/Copy of Plat Attached Hereto)

Signature of Owner(s) Chris J. Kegans  
Samai Kegans

## **Chris & Samai Kegans Public Easement Vacation Application Parcel Description**

**Parcel I.D.:** 01-174-225

**Legal Description:**

That portion of Government Lot 25, Section 35, T59S, R79E, C.R.M. that lies west of the centerline of the Mitkof Highway R.O.W.

**Physical Address:** 812 Mitkof Highway

**Shown on Record of Survey:** Plat 2022-5 Petersburg Recording District

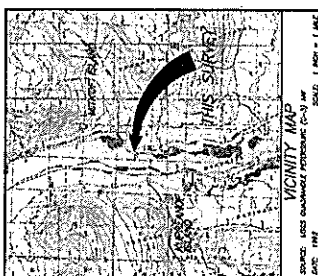
**Parcel I.D.:** 01-174-226

**Legal Description:** Government Lot 7, Section 34, T59S, R79E, C.R.M.

**Physical Address:** 812 Mitkof Highway

**Shown on Record of Survey:** Plat 2022-5 Petersburg Recording District





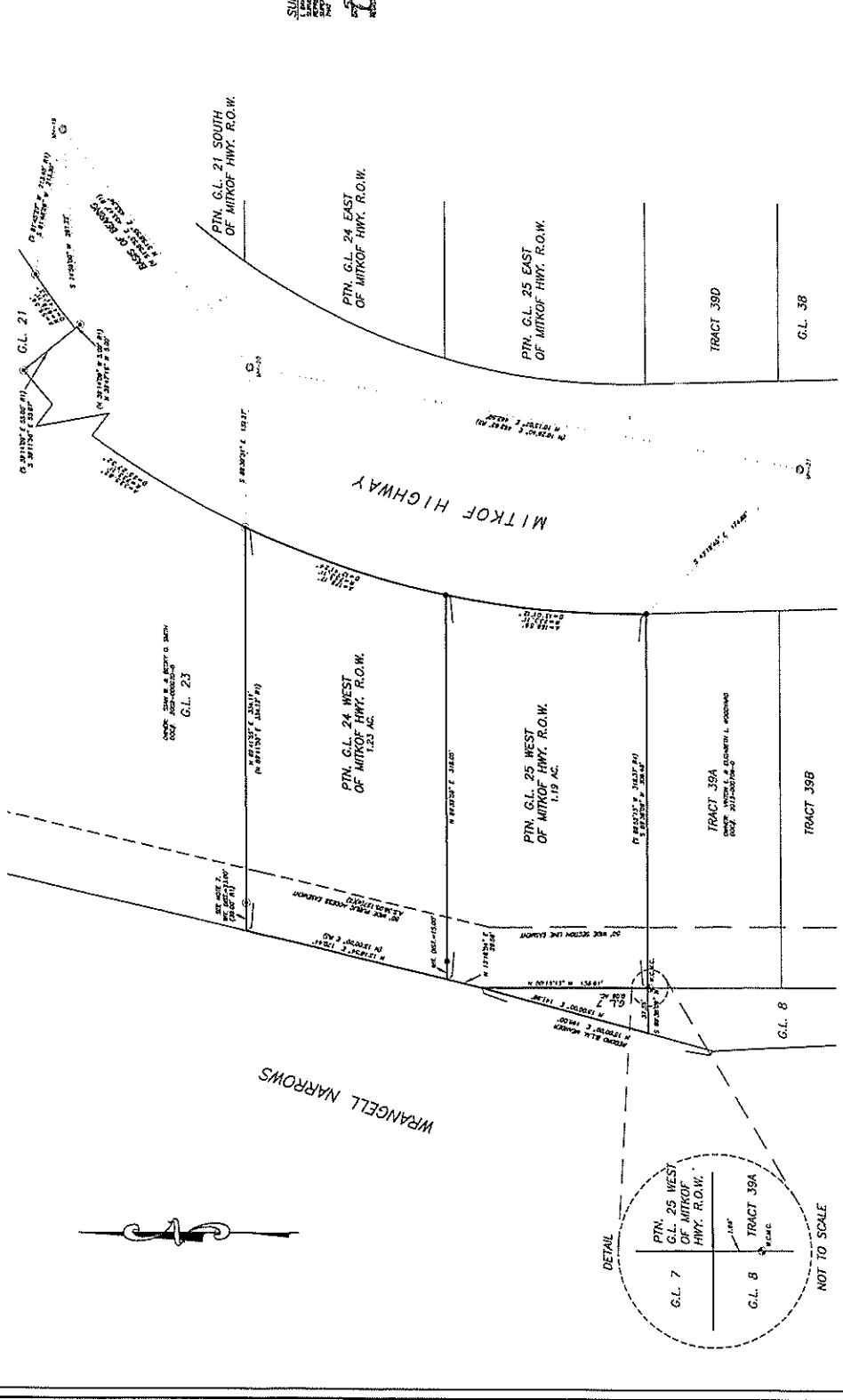
**SURVEYORS' CERTIFICATE**  
 I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original survey as shown to me by the surveyors, and that the same is a true and correct copy of the original survey as shown to me by the surveyors, and that the same is a true and correct copy of the original survey as shown to me by the surveyors, and that the same is a true and correct copy of the original survey as shown to me by the surveyors.



**RECORD OF SURVEY**  
 OF A PTN. OF G.L. 24  
 & A PTN. OF G.L. 25 OF  
 SECT. 35 AND G.L. 7 OF SECT. 34,  
 T.59S., R.79E., C.R.M.  
 PETERSEN RECORDER DISTRICT

DATE & TIME BEING  
 FEBRUARY 14, 1922  
 SCALE IN FEET  
 1" = 40'

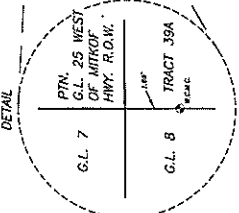
**CENTRAL SOUTHEAST SURVEYORS**  
 REGISTERED SURVEYORS  
 No. 1116  
 No. 1117  
 No. 1118  
 No. 1119  
 No. 1120



**LEGEND**  
 \* P.C.S. ALIP. BY J.J. BERN ESTABLISHED THE BOUNDARY  
 \* ADJ. COR. TO COR. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

**CERTIFICATE OF APPROVAL**  
 I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original survey as shown to me by the surveyors, and that the same is a true and correct copy of the original survey as shown to me by the surveyors, and that the same is a true and correct copy of the original survey as shown to me by the surveyors, and that the same is a true and correct copy of the original survey as shown to me by the surveyors.

*Charles A. Chubb*  
 FEBRUARY 14, 1922



NOT TO SCALE

- NOTES:**
1. THE SURVEY WAS MADE BY THE SURVEYORS AND THE RESULTS ARE SHOWN ON THIS MAP.
  2. THE BOUNDARY OF THIS SURVEY IS CORRECTLY SHOWN ON THIS MAP.
  3. THE SURVEY WAS MADE BY THE SURVEYORS AND THE RESULTS ARE SHOWN ON THIS MAP.
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  9. THE SURVEY WAS MADE BY THE SURVEYORS AND THE RESULTS ARE SHOWN ON THIS MAP.
  10. THE BOUNDARY OF THIS SURVEY IS CORRECTLY SHOWN ON THIS MAP.



Petersburg Borough  
Community Development  
P.O. Box 329  
Petersburg, AK 99833

PHONE (907) 772-4533  
FAX (907) 772-4876

Application No: \_\_\_\_\_ Date Received: \_\_\_\_\_  
Fee Collected: \_\_\_\_\_ Received By: \_\_\_\_\_  
Ref to Assembly: \_\_\_\_\_ Ordinance No: \_\_\_\_\_

**APPLICATION FOR VACATION OF PUBLIC EASEMENT/LANDS**

Petitioner(s): MELISA KEGANS  
Address: 40 CHRIS KEGANS P.O. BOX 1277 PETERSBURG, AK 99833  
Phone Number(s): CHRIS KEGANS (503) 924-9447

Petitioners' Representative (Sub-divider, if any) and/or Registered Engineer or Land Surveyor:

Name(s): DAVE THYNES (CENTRAL SOUTHEAST SURVEYORS)  
Address: P.O. BOX 533 PETERSBURG, AK 99833  
Phone Number(s): (907) 518-0075

I (we) do hereby apply for vacation of borough owned easement/land in accordance with the provisions of the Subdivision Ordinance.

I (we) are the owners of the real estate which borders said area, which is generally described as:

SEE ATTACHED PAGE, affronting Lots \_\_\_\_\_ Blocks \_\_\_\_\_  
Township \_\_\_\_\_ Section \_\_\_\_\_ T. \_\_\_\_\_ R. \_\_\_\_\_ Copper River Meridian.  
Parcel ID# \_\_\_\_\_ (Legal Description/Copy of Plat Attached Hereto)

Signature of Owner(s) Melisa Kegans  
\_\_\_\_\_

## **Melisa Kegans Public Easement Vacation Application Parcel Description**

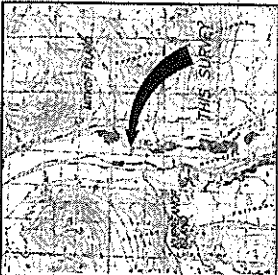
**Parcel I.D.:** 01-174-220

**Legal Description:**

That portion of Government Lot 24, Section 35, T59S, R79E, C.R.M. that lies west of the centerline of the Mitkof Highway R.O.W.

**Physical Address:** 808 Mitkof Highway

**Shown on Record of Survey:** Plat 2022-5 Petersburg Recording District

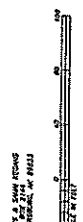


**SURVEYOR'S CERTIFICATE**  
I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing is a true and correct copy of the original field notes and computations, and that the same were prepared by me or under my direct supervision and control, and that I am a duly licensed Professional Engineer in the State of Alaska.

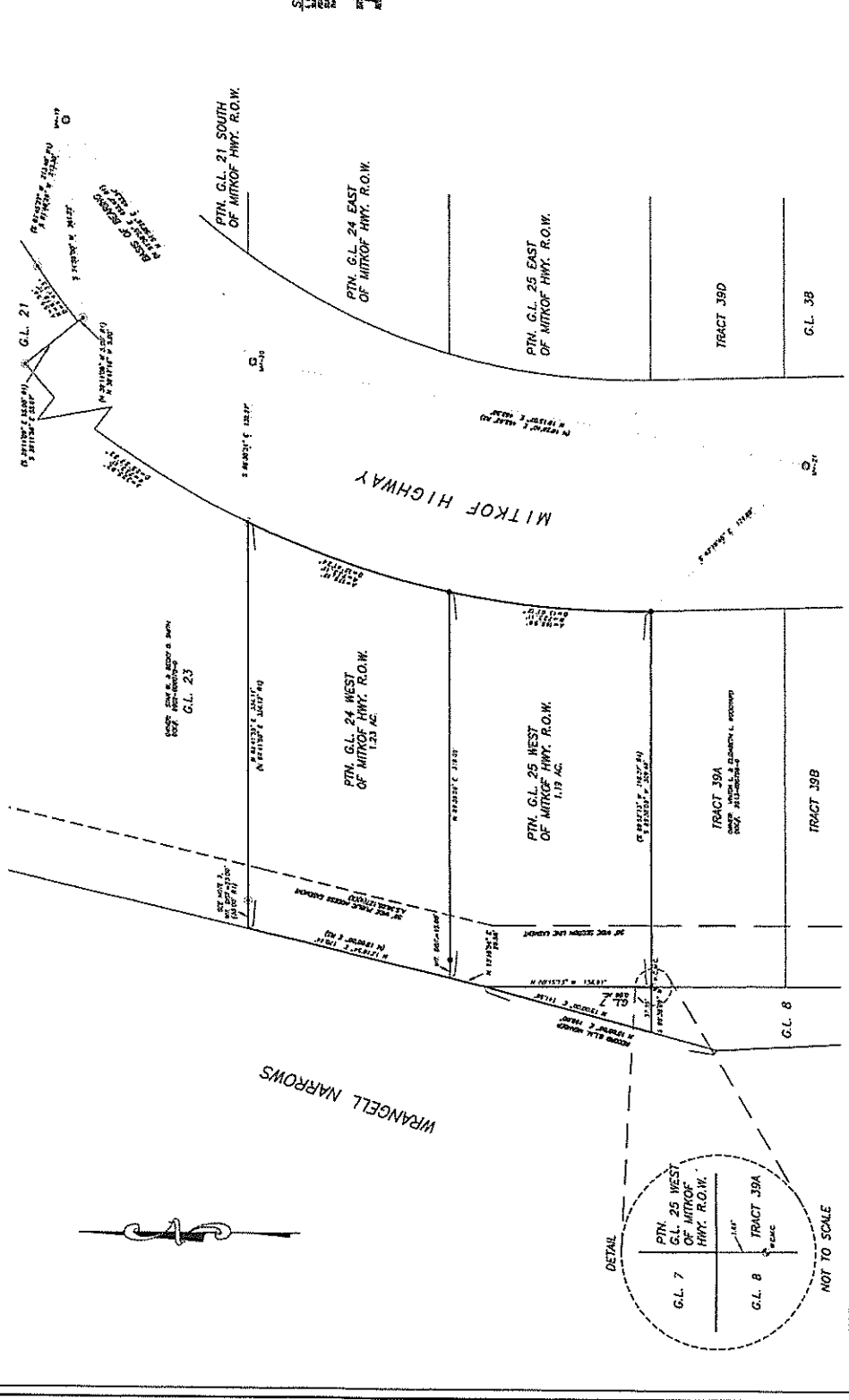
*W. H. Kelly*  
Professional Engineer and Surveyor



**RECORD OF SURVEY**  
OF A PTN. OF G.L. 24  
& A PTN. OF G.L. 25 OF  
SECT. 35 AND G.L. 7 OF SECT. 34,  
T.59S., R.79E., C.6.M.,  
ATRENSBURG MEADOWS DISTRICT



**CENTRAL SOUTHEAST SURVEYORS**  
1000 W. 11th Ave., Anchorage, Alaska  
Phone: 5-1111



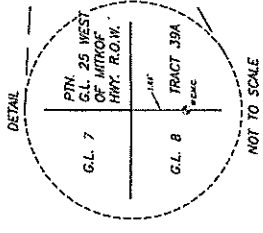
**CERTIFICATE OF APPROVAL**  
I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing is a true and correct copy of the original field notes and computations, and that the same were prepared by me or under my direct supervision and control, and that I am a duly licensed Professional Engineer in the State of Alaska.

*Charles C. ...*  
Professional Engineer

**LEGEND**

- PTN. G.L. 25 WEST OF MITKOF HWY. R.O.W.
- PTN. G.L. 24 WEST OF MITKOF HWY. R.O.W.
- PTN. G.L. 25 EAST OF MITKOF HWY. R.O.W.
- TRACT 39A
- TRACT 39B
- TRACT 39D
- G.L. 23
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- G.L. 99
- G.L. 100

- NOTES:**
1. THE AREA OF THIS SURVEY IS SHOWN ON THE VICINITY MAP AND IS LOCATED IN THE SOUTHWEST CORNER OF SECTION 34, T.59S., R.79E., C.6.M., ATRENSBURG MEADOWS DISTRICT.
  2. THE CORNER OF THIS SURVEY IS SHOWN ON THE VICINITY MAP AND IS LOCATED IN THE SOUTHWEST CORNER OF SECTION 34, T.59S., R.79E., C.6.M., ATRENSBURG MEADOWS DISTRICT.
  3. THE SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, AND THE ORIGINAL FIELD NOTES AND COMPUTATIONS ARE KEPT IN MY OFFICE IN ANCHORAGE, ALASKA.
  4. THE SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, AND THE ORIGINAL FIELD NOTES AND COMPUTATIONS ARE KEPT IN MY OFFICE IN ANCHORAGE, ALASKA.
  5. THE SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, AND THE ORIGINAL FIELD NOTES AND COMPUTATIONS ARE KEPT IN MY OFFICE IN ANCHORAGE, ALASKA.
  6. THE SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, AND THE ORIGINAL FIELD NOTES AND COMPUTATIONS ARE KEPT IN MY OFFICE IN ANCHORAGE, ALASKA.
  7. THE SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, AND THE ORIGINAL FIELD NOTES AND COMPUTATIONS ARE KEPT IN MY OFFICE IN ANCHORAGE, ALASKA.



DATE OF SURVEY: 1952  
DRAWN BY: [Name]  
CHECKED BY: [Name]

*Kegans Properties*  
*808 Mitkof Hwy & 812 Mitkof Hwy*  
*01-174-220 & 01-174-225*

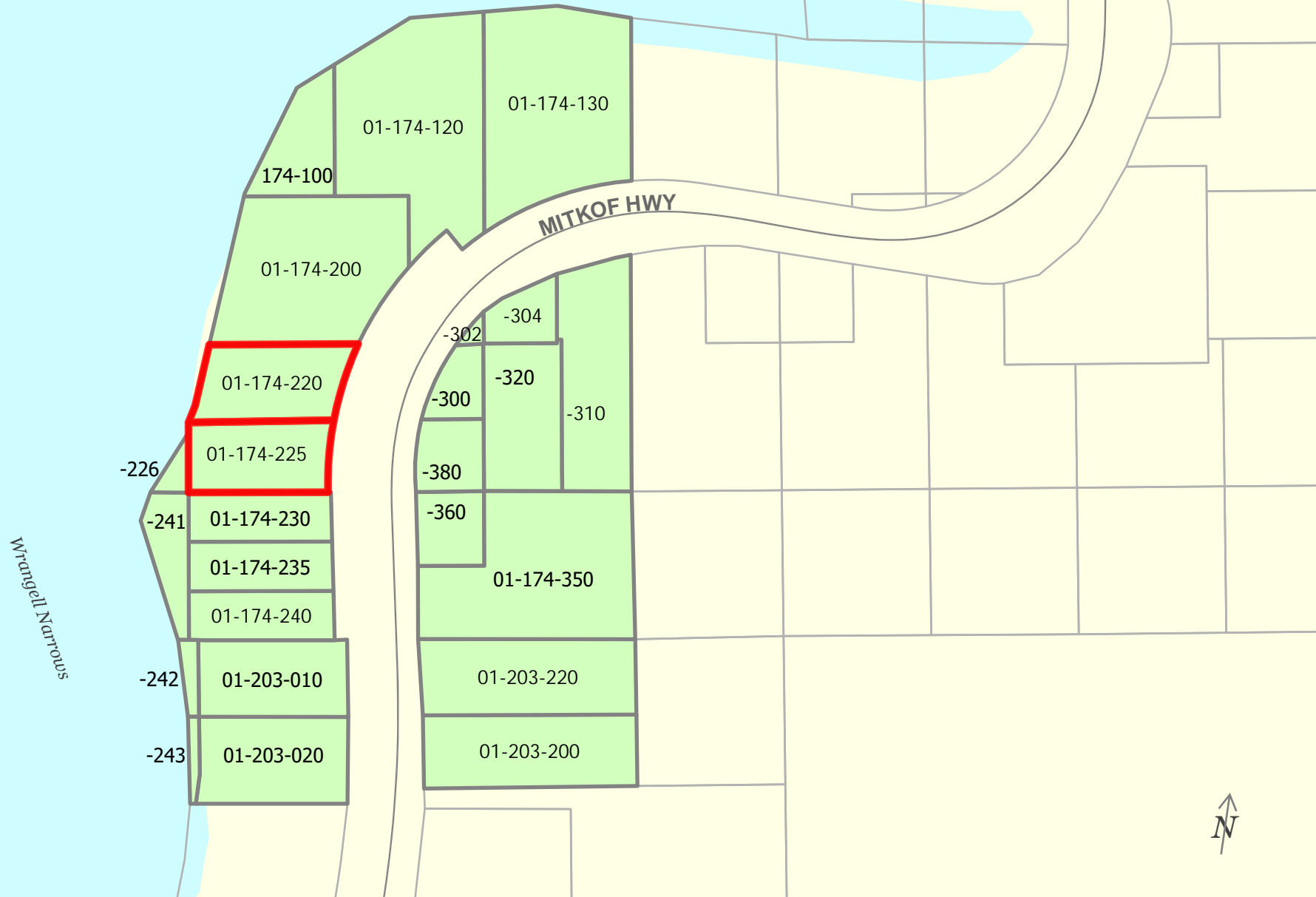


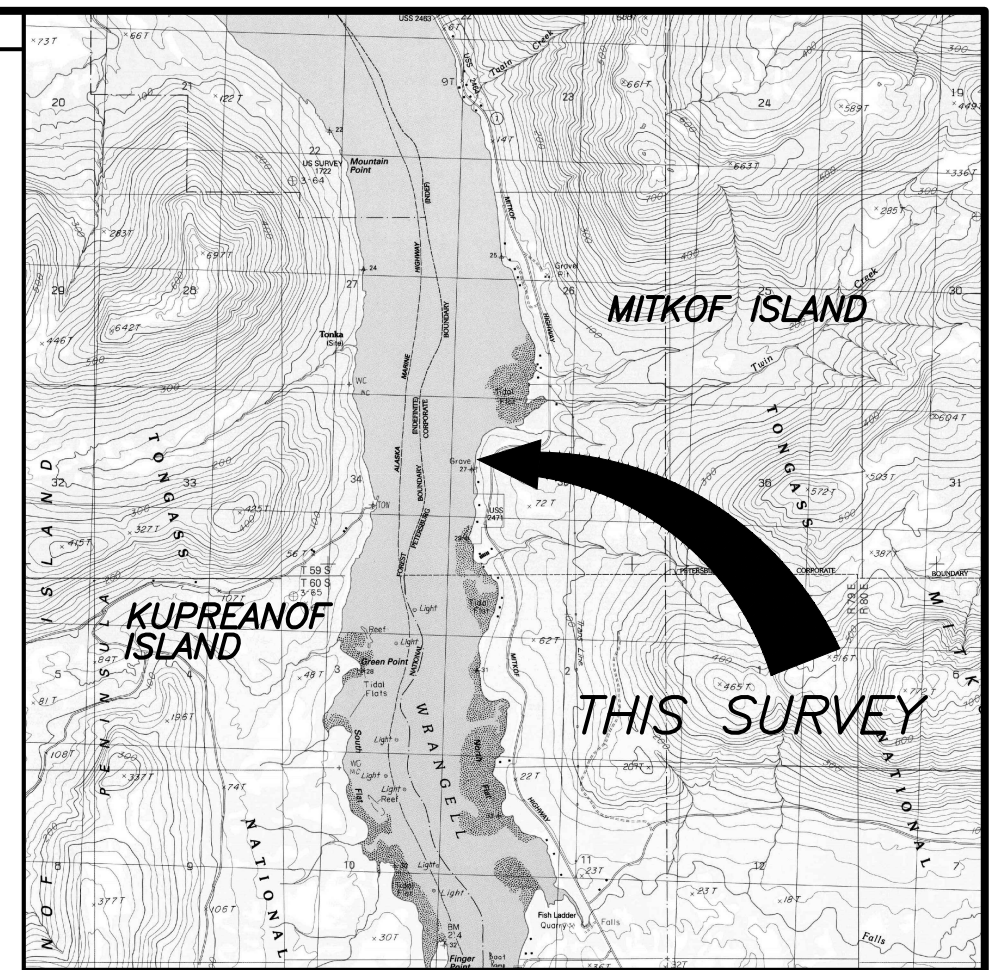
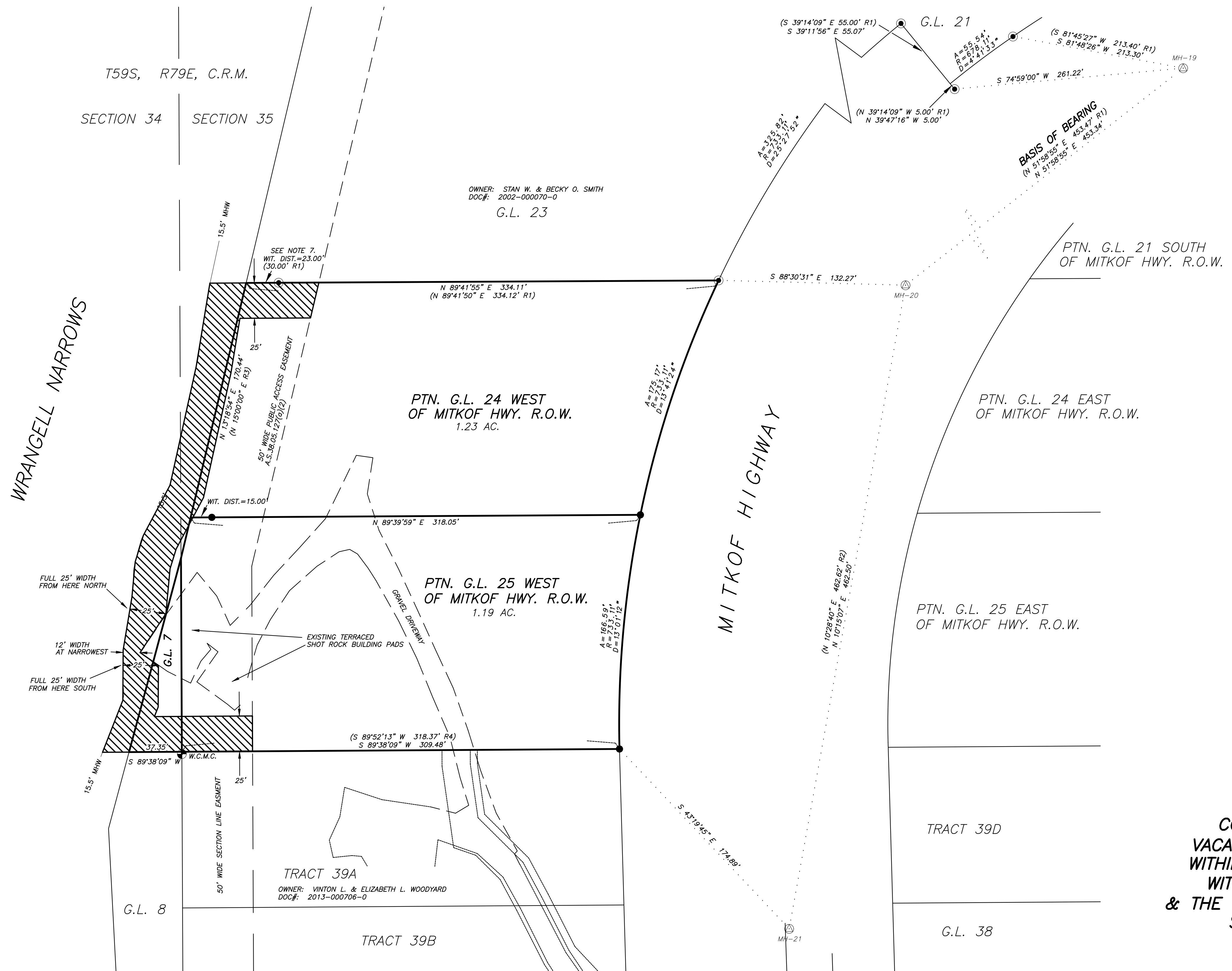
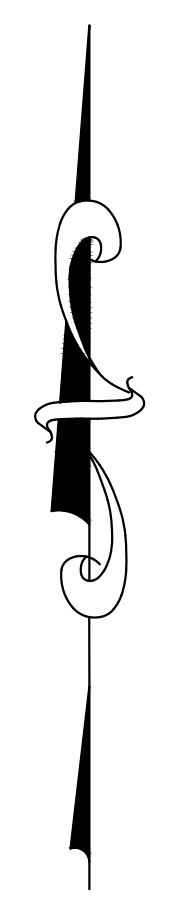
**PROPERTY AREA**

Service Area One



*Kegans Properties*  
*808 Mitkof Hwy & 812 Mitkof Hwy*  
*01-174-220 & 01-174-225*

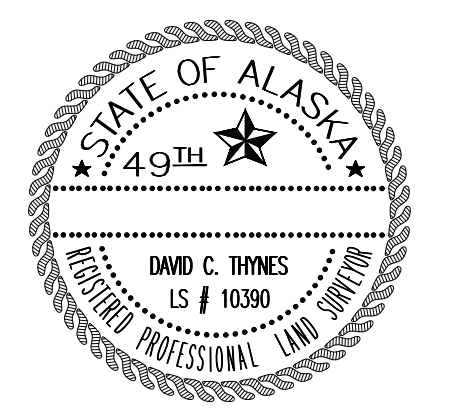




VICINITY MAP  
SOURCE: USGS QUADRANGLE PETERSBURG (C-3) NW  
DATE: 1992 SCALE: 1 INCH = 1 MILE

**SURVEYOR'S CERTIFICATE**  
I, DAVID C. THYNES, CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF LANDS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED.

DATE \_\_\_\_\_ REGISTRATION No. AELL10390  
REGISTERED PROFESSIONAL LAND SURVEYOR



**CONCEPTUAL PLAT OF THE PROPOSED VACATION OF THE SECTION LINE EASEMENTS WITHIN G.L. 7, S34, T59S, R79E, C.R.M. AND WITHIN G.L. 25, S35, T59S, R79E, C.R.M. & THE PUBLIC ACCESS EASEMENT WITHIN G.L. 24, S35, T59S, R79E, C.R.M. AS NOTED**

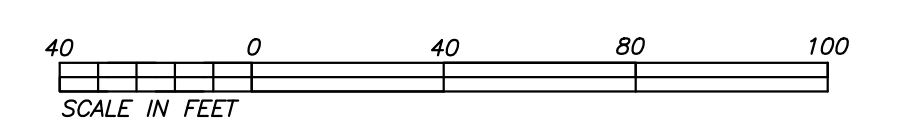
PETERSBURG RECORDING DISTRICT

- NOTES:**
1. THE BASIS OF BEARING FOR THIS SURVEY IS THE LINE BETWEEN ALUMINUM CAP A.D.O.T. P/F HIGHWAY CONTROL MONUMENTS MH-19 AND MH-20, THE ACCEPTED BEARING OF WHICH IS N 51°58'55" E AS SHOWN ON RECORD OF SURVEY PLAT #2001-4 PETERSBURG RECORDING DISTRICT.
  2. THE ACCURACY OF THIS SURVEY IS GREATER THAN 1:10,000.
  3. THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY AS 40.15.190(2).
  4. ALL BEARINGS SHOWN ARE TRUE BEARINGS ORIENTED TO THE BASIS OF BEARING. DISTANCES SHOWN ARE HORIZONTAL DISTANCES.
  5. WHEN MEASURED OR COMPUTED COURSES DIFFER FROM RECORD COURSES, RECORD COURSES FOLLOWED BY THE SOURCE OF RECORD INFORMATION ARE SHOWN IN PARENTHESIS (XXXXXX" RX).
  6. THE FOLLOWING PLATS AND RECORDS WERE USED TO EXECUTE THIS SURVEY:  
(R1) RECORD OF SURVEY PLAT #2001-4 PETERSBURG RECORDING DISTRICT, BY BRAUN LS-5485.  
(R2) A.D.O.T. P/F R.O.W. MAP RS 09-37 SHEET 13 & 14 OF 18, PLAT #96-30 PETERSBURG RECORDING DISTRICT.  
(R3) T 59 S, R 79 E, C.R.M. SUPPLEMENTAL PLAT OF SECTION 35, WEST PORTION OF SECTION 4 AND EAST PORTION OF SECTION 34 ALONG WITH THE OFFICIAL FIELD NOTES AS EXECUTED BY CHAS. P. SEELYE, U.S. TRANSITMAN DATED APRIL 8TH, 1925.  
(R4) SUBDIVISION OF GOVT LOT 39 SECTION 35, T59S, R79E, C.R.M. PLAT #81-23 PETERSBURG RECORDING DISTRICT, BY BRICKEY LS-342.

7. THIS WITNESS DISTANCE SHOWN ON RECORD PLAT #2001-4 PETERSBURG RECORDING DISTRICT IS BELIEVED TO BE A TYPOGRAPHIC ERROR.
8. SOME BEARING & DISTANCE CALLS HAVE BEEN REMOVE TO PROMOTE CLARITY IN THE AREA OF THE PROPOSED PUBLIC EASEMENT CHANGES. PLEASE REFER TO THE RECORDED R.O.S. PLAT #2022-5, PETERSBURG RECORDING DISTRICT FOR DETAILED BOUNDARY INFORMATION.

- LEGEND**
- 2" G.S.S. ALCAP MON. ON #5 REBAR ESTABLISHED THIS SURVEY
  - ⊙ ALPIPE MON. W.C.M.C. RECOVERED THIS SURVEY.
  - ⊙ BRAUN ALCAP MON. RECOVERED THIS SURVEY.
  - ⊙ 3.25" A.D.O.T. P/F ALCAP HIGHWAY CONTROL MON. RECOVERED THIS SURVEY.
  - ..... SURVEY TIE LINE MEASURED OR COMPUTED
  - ▨ PROPOSED ALTERNATE ACCESS
  - 15.5' MHW — MEAN HIGH WATERLINE CONTOUR

CLIENTS: CHRIS & SAMAI KEGANS  
P.O. BOX 2144  
PETERSBURG, AK 99833  
MELISA KEGANS  
3618 45TH STREET  
TACOMA, WA 98422



**SURVEYOR**  
**CENTRAL SOUTHEAST SURVEYORS**  
P.O. BOX 533, PETERSBURG AK 99833  
PH (907) 518-0075  
RPLS #10390  
SURVEY COMPLETED 5/10/2023  
DRAWN BY D.C.T. DRAWING No. KEGANS-VAC2023

# Planning Commission Staff Report

Meeting date: July 11, 2023

**TO:** Planning Commission

**FROM:** Liz Cabrera, Community & Economic Development Director

**Subject:** MINOR SUBDIVISION – 531-535 Mitkof Highway  
Dave Ohmer

## Recommended Motion:

I move to approve a minor subdivision at 531-535 Mitkof Highway with findings of facts as presented.

## The Petersburg Planning & Zoning Commission makes the following findings of fact:

1. An application was submitted by Dave Ohmer and fees paid on June 14, 2023.
2. The subject properties are located at 531 and 535 Mitkof Highway.
3. The subject properties comprise approximately 4.5 acres. With Lot L (large lot) at approximately 4.2 acres and Lot Ptn of Lot L (smaller lot) at 11,700 sf.
4. The smaller lot does not meet minimum lot standards for the zoning district. It is a legal nonconforming lot.
5. The property is zoned Rural Residential.
6. Surrounding properties are zoned: Rural Residential.
7. The surrounding area is sparsely developed with residential uses. The smaller parcel has an existing mobile home.
8. The subject property is adjacent electric utility services and has legal and practical access from Mitkof Highway. Municipal water and wastewater are not available at this location.
9. The stated intended use for the property is residential development, which is consistent with the existing zoning.
10. The proposed subdivision would subdivide an existing lot into two and consolidate one of those lots with an existing smaller lot. This would result in two lots.
11. The proposed Lot 1 (northern lot) would be approximately 2.5 acres with a road frontage of 250 feet. The proposed Lot 2 (southern lot) would be approximately 2.0 acres with a road





# Planning Commission Staff Report

Meeting date: July 11, 2023

frontage of 200 feet. Both lots would meet or exceed the minimum lot requirement for the zoning district of 1 acre in area and 200 feet of road frontage.

- 12. The plat does not contain or require a dedication of a street, right-of-way, or other area.
- 13. The plat does not require a vacation of a public dedication of land or a variance from a subdivision regulation.
- 14. Hearing notices were mailed to property owners within 600 feet of the subject property.
- 15. On July 11, 2023, a duly noticed public hearing was held by the Petersburg Planning Commission.
- 16. At the public hearing, the Planning Commission considered and reviewed applicant materials, public comments and testimony, and staff comments.

**Section 2. Based on the preceding findings of fact, the Petersburg Planning Commission makes the following determinations and conditions:**

- 1. The proposal meets the conditions outlined in Title 19 for a minor subdivision and the lot standards for the zoning district.
- 2. The proposal eliminates the legal non-conforming lot (small lot) through consolidation and creates two legal, conforming lots.
- 3. The subdivider shall submit a plat with legible lettering meeting the generally accepted standards for good draftsmanship as prepared by a professional land surveyor properly registered in the state of Alaska, drawn to scale, and provided in a format, size, suitable for recording, as required by Title 19.

---

Chair, Planning Commission

---

Secretary, Planning Commission

Dear Liz and Planning Commission Members,



Attached please find my application for a minor subdivision for lots 531 and 535 Mitkof Highway. What I would like to do is change the property lines between the 2 lots, to make 535 Mitkof Highway into a conforming Rural Residential lot size of over 83,000 square feet. I propose to do this by giving 535 Mitkof, 200 ft of road frontage and 200 feet at the back of the property to make it a lot of over 83,000 square feet. The remaining conforming lot 531 Mitkof will still have over 250 ft of road frontage and over 100,000 sq ft of area.

I hope that this explanation and the photos make clear my intend. If there are any questions on this proposal, please call me at 907-772-0313 or email at [ohmer13@hotmail.com](mailto:ohmer13@hotmail.com). Thank you for your consideration of my request.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dave Ohmer", with a long horizontal line extending to the right.

Dave Ohmer

<b>PETERSBURG BOROUGH LAND USE APPLICATION</b>		CODE TO:	<b>110.000.404110</b>
		BASE FEE:	\$95.00
		PUBLIC NOTICE FEE:	\$70.00
		<b>TOTAL:</b>	\$165
DATE RECEIVED:	RECEIVED BY:	CHECK NO. or CC:	1747
<b>APPLICANT/AGENT</b>		<b>LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)</b>	
NAME <b>Dave Ohmer</b>		NAME <b>Same</b>	
MAILING ADDRESS <b>PO Box 13</b>		MAILING ADDRESS	
CITY/STATE/ZIP <b>Petersburg, Alaska 99833</b>		CITY/STATE/ZIP	
PHONE <b>907-518-0313</b>		PHONE	
EMAIL <b>ohmer13@hotmail.com</b>		EMAIL	
<b>PROPERTY INFORMATION</b>			
PHYSICAL ADDRESS or LEGAL DESCRIPTION: <b>531 Mitkof Highway and 535 Mitkof Highway</b>			
PARCEL ID:	<b>01115200 and 01115250</b>	ZONE:	OVERLAY: <b>Not Applicable</b>
CURRENT USE OF PROPERTY: <b>Rural Residential</b>			LOT SIZE: <b>184,617 sq ft</b>
PROPOSED USE OF PROPERTY (IF DIFFERENT): <b>Rural Residential - Just want to increase lot 01115250 (535 MIT Hwy) into a conforming RR lot size</b>			
SEPTIC SYSTEM: Is there a septic system on the property? <input checked="" 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 checked="" type="checkbox"/> Cistern/Roof Collection <input type="checkbox"/> Well			
LEGAL ACCESS TO LOT(S) (Street Name): <b>Mitkof Highway</b>			
<b>TYPE OF APPLICATION &amp; BASE FEE</b>			
<input type="checkbox"/> 19.80 Variance (\$100).			
<input type="checkbox"/> 19.72 Conditional Use Permit (\$50).			
<input type="checkbox"/> 19.72 Home Occupation CUP (\$50)			
<input type="checkbox"/> 19.76 Special Use Permit (\$50)			
<input type="checkbox"/> 19.84 Zoning Change (\$100)			
<input type="checkbox"/> 18.18 Record of Survey (\$50) (Note: No Public Notice Fee)			
<input checked="" type="checkbox"/> 18.20 Minor Subdivision/18.24 Preliminary Plat (\$75 + \$10 per lot)			
<input type="checkbox"/> 18.24 Final Plat (\$25 per lot)			
<b>SUBMITTALS:</b>			
Please submit additional information as required for specific permit. See specific application for more information.			
<b>SIGNATURE(S):</b>			
Applicant(s):		Date:	<b>6/14/23</b>
Owner(s):		Date:	<b>6/14/23</b>
		Date:	



Current  
property  
lines

535 mt Highway

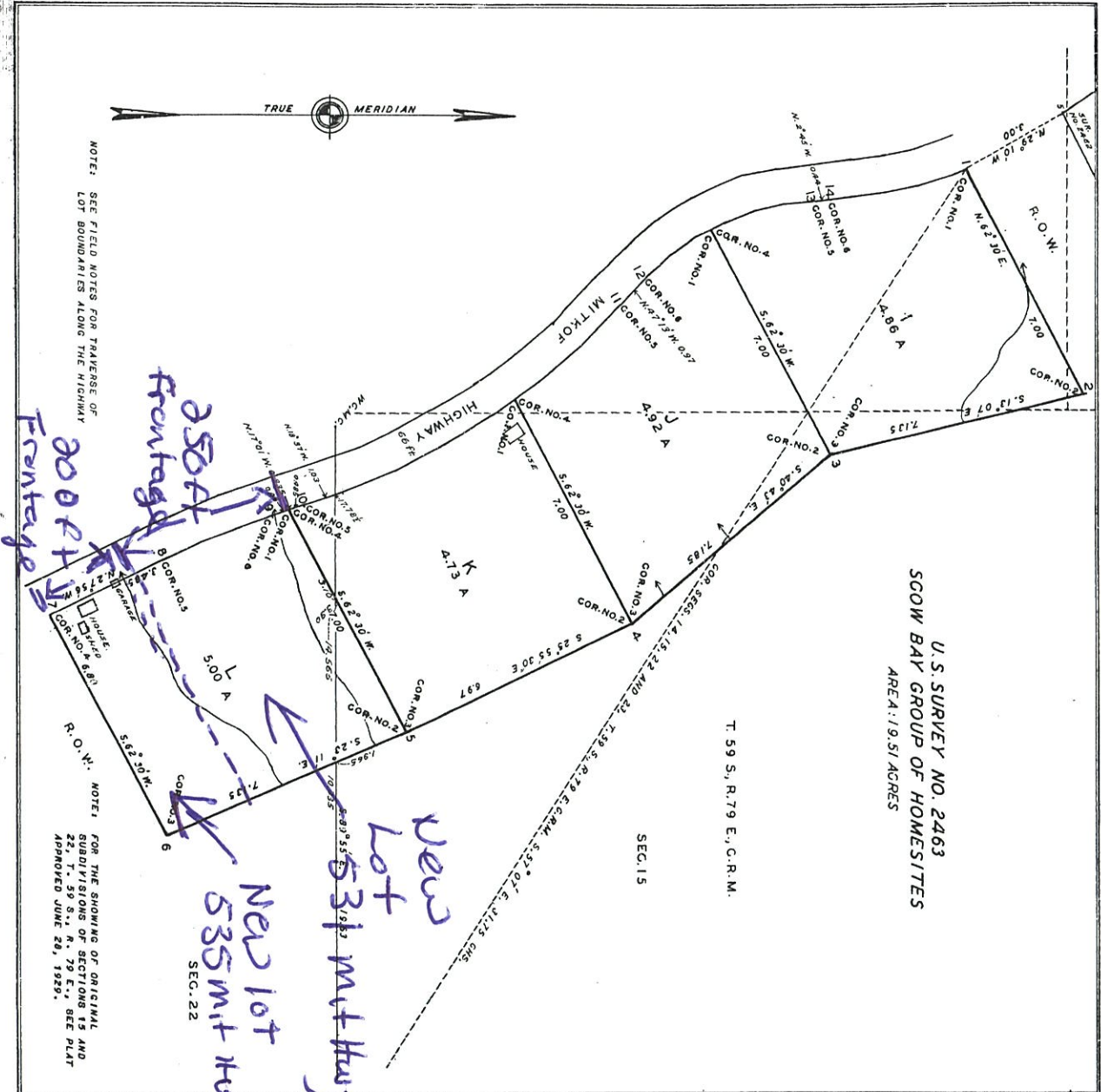
531 Mitkof Highway



Proposed  
New  
Property  
Lines

535 M.+ Highway  
(800ft road  
frontage)

531 M.+ Highway



NOTE: SEE FIELD NOTES FOR TRAVERSE OF LOT BOUNDARIES ALONG THE HIGHWAY

NOTE: FOR THE SHOWING OF ORIGINAL AND SUBDIVISION SEC. 22, T. 59 S., R. 79 E., SEE PLAT APPROVED JUNE 29, 1929.

U.S. SURVEY NO. 2463  
SCOW BAY GROUP OF HOMESITES  
AREA: 19.51 ACRES

T. 59 S., R. 79 E., G. R. M.

SEC. 15

SEC. 22

PLAT  
of  
U.S. SURVEY NO. 2463  
of the

SCOW BAY GROUP OF HOMESITES

Executed under the Act of Congress,  
Approved MAY 26, 1934

IN LOT 4 AND E½ SEC. 22, T. 59 S., R. 79 E., ON EAST SIDE OF MITKOF HIGHWAY, ABOUT 52 MILES SE. OF PETERSBURG, TERRITORY OF ALASKA

Area: 19.51 acres  
Declination: 31° 00' E  
Scale: 2 chains to the inch  
Latitude 56° 42' 37" N. Longitude 132° 56' W.

Survey executed by  
F. W. WILLIAMSON, CADASTRAL ENGINEER, C. L. O.  
JULY 8 - 12, 1939

CERTIFICATE OF APPROVAL  
PUBLIC SURVEY OFFICE  
Juneau, Alaska, JUNE 21, 1940

The original field notes of Survey No. 2463, of the SCOW BAY GROUP OF HOMESITES

from which this plat has been made, have been examined and approved, and one on file in this office, and I hereby certify that they furnish such an accurate description of said claim as will, if incorporated into a patent, serve fully to identify the premises, and that such reference is made therein to natural objects and permanent monuments, as will perpetuate, and fix the locus thereof. And I further certify that this is a correct plat of said claim, made in conformity with said original field notes of the survey thereof, and the same is hereby approved.

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GENERAL LAND OFFICE  
Washington, D.C., JUNE 19, 1941

W. G. Powell  
ACTING ASSISTANT COMMISSIONER

*Ohmer Properties*  
*531 Mitkof Hwy & 535 Mitkof Hwy*  
*01-115-200 & 01-115-250*



Kupreanof

Pelisbarig

James A. Johnson Airport

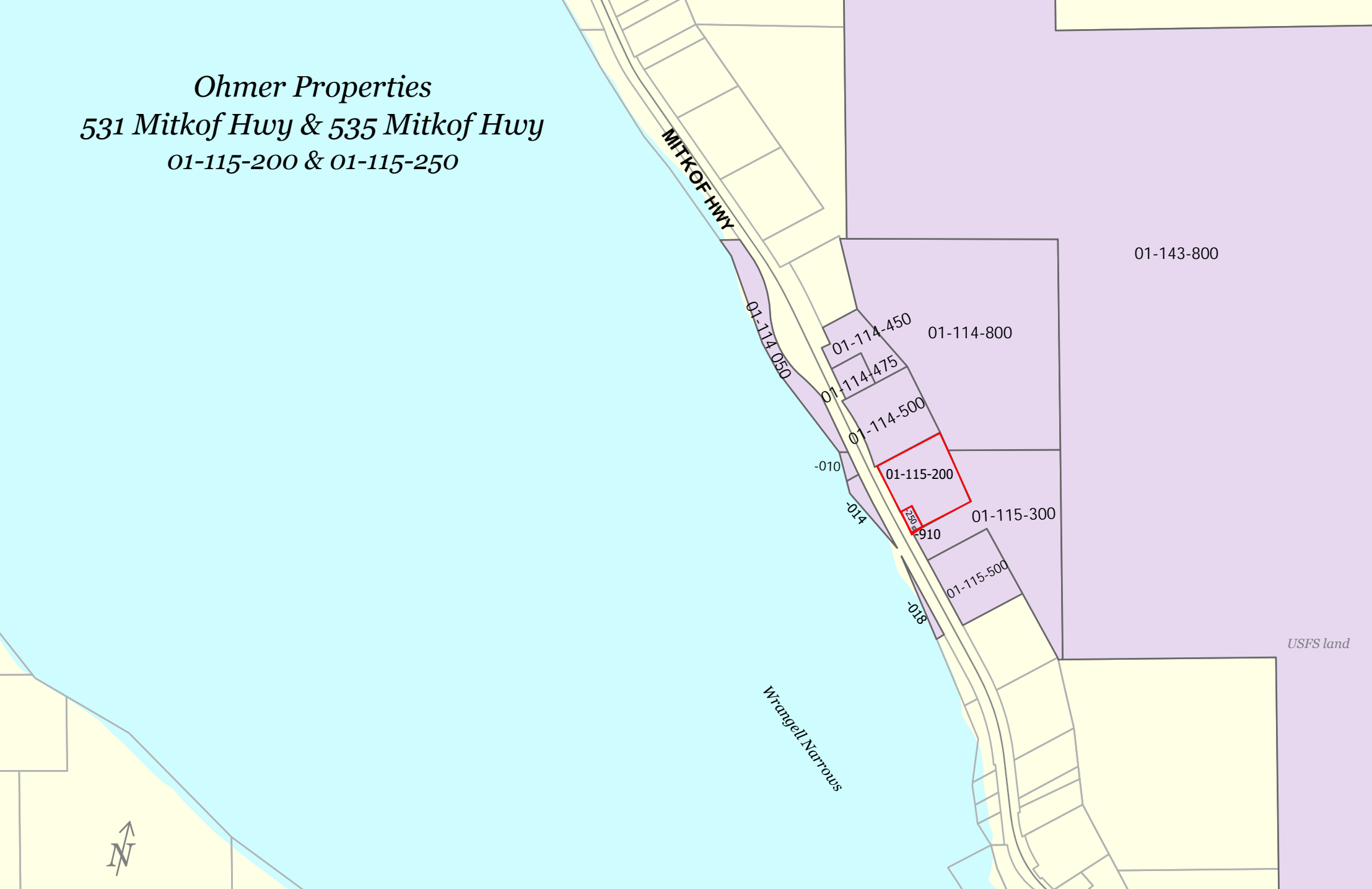
Wrangell Narrows

Frederick Sound

**PROPERTY AREA**



*Ohmer Properties*  
*531 Mitkof Hwy & 535 Mitkof Hwy*  
*01-115-200 & 01-115-250*





# Planning Commission Staff Report

Meeting date: July 11, 2023

**TO:** Planning Commission

**FROM:** Liz Cabrera, Community & Economic Development Director

**Subject:** Sale of Borough-Owned Property at 103A Dock St  
Wikan Enterprises

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## Recommended Motion:

I move a recommendation to the Borough Assembly that the borough owned property at 103A Dock Street be approved for sale.

## The Petersburg Planning & Zoning Commission makes the following findings of fact:

1. Applicant is requesting to purchase approximately 6,722 sf of borough-owned tidelands located at 103 A Dock St (PID#: 01-010-037).
2. Application was referred to the Planning Commission on June 26, 2023.
3. The subject property is currently leased from the borough by Wikan Enterprises and has a structure/shop.
4. The subject property has legal and practical access from Mitkof Highway and Dock St.
5. PMC 16.12.050 requires a property be zoned prior to approval for disposal. Subject property is zoned Industrial.
6. No portion of the property is located within a flood zone.
7. Per borough code, tidelands maybe sold in isolated and necessary instances when not needed for public purposes.
8. Borough departments have reviewed the request and their comments are attached to the application.
9. Hearing notices were mailed to property owners within 600 feet of the area.
10. On July 11, 2023, a duly noticed public hearing was held by the Petersburg Planning Commission. At the public hearing, the Planning Commission considered and reviewed applicant materials, public comments and testimony, and staff comments.

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



# Petersburg Borough, Alaska

**Office Use:**  
 Rec'd. by: DKA  
 Fee: \$ 500.00  
 Date Rec'd: 6/22/23

## Land Disposal Application

(\$500.00 non-refundable filing fee required)

**Form must be completed in its entirety to be considered**

Date: June 7, 2023

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

Parcel ID #(s) of Subject Property:  
1001958.00  
 \_\_\_\_\_  
 \_\_\_\_\_

Proposed term of lease: \_\_\_\_\_  
 (total years)

Legal Description of Property:  
 Subdivision: Wikan Enterprises PLAT#: 9293  
Section 33  
Zone 1

Current Zoning of Property:  
Tidelands: 37&38  
Range: 79E

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Applicant Name: John B, Sheri L Wikan; Wikan Enterprises, Inc  
 Applicant Mailing Address: PO Box 929  
Petersburg, AK 99833  
 Applicant Contact Info: (907) 518-1120  
 (phone and/or email) swikan@gmail.com

1. Size of Area requested (identify the minimum area necessary in square feet): 6,722
2. Attach a map showing the location of the land requested. Map must show surrounding area with the land requested clearly marked with bolded borders or highlighted color.

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

See attachments.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

US Coast Guard: 107 Dock St  
Petro 49 Inc: 100 Dock St  
Birchell Properties: 904 S Nordic Dr (auto repair and coffee shop)  
Alaska Commercial Electronics: 908 S Nordic Dr  
Petro 49 Inc: 901 S Nordic Dr  
Petro 49 Inc: 902 S Nordic Dr

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

Yes  No If yes, please check one: (  Lease  Permit)

Describe the type of permit or lease, if applicable, and the name and last known address of the permittee or lessee: Tidelands Lease; Wikan Enterprises, Inc./ John B and Sheri L Wikan  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

State of Alaska Business License; Petersburg Borough Sales Tax Account  
\_\_\_\_\_  
\_\_\_\_\_

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

A. Name, address and place of incorporation: Wikan Enterprises, Inc, PO Box 929, Petersburg, Alaska  
Incorporated in the State of Alaska

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

Name and address of resident agent: Sheri Wikan; PO Box 929, Petersburg, AK 99833  
\_\_\_\_\_  
\_\_\_\_\_

8. Why should the Planning Commission recommend Assembly approval of this request?  
Wikan Enterprises, Inc is a business that has successfully operated for over 30 years and has played an integral role in the local economy. Our services are critical to the commercial fishing fleet in the region, providing essential maintenance and repairs for marine diesel engines. We are trying to pass our business on to new owners, that will continue on with what we've built over the last three decades. Please see attachments for more details.

9. How is this request consistent with the Borough's comprehensive plan?  
By allowing the sale of the tidelands for the purpose of continuing an existing essential business and addressing the financial advantages and risks associated with leasehold improvements, the borough can promote economic development, stability, and longterm prosperity. The sale aligns with the statutes provided and demonstrates that outright sale, in contrast to leasing, is in the best interests of the borough. Please see attachments for more details.

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

Department Comments: Attached comments from Harbormaster Wollen in email dated June 21, 2023 3:36 pm

Signature of Department Commenter

Department Comments: Attached comments from Public Works Director Cotta in email dated June 21, 2023 3:51 pm

Signature of Department Commenter

Department Comments: Attached comments from Community Development Director Cabrera in email dated June 21, 2023 4:31 pm.

Signature of Department Commenter

Department Comments:

Signature of Department Commenter

Dear Planning Commission & Borough Assembly,

As we embark on the retirement process and seek to sell our business, Wikan Enterprises, Inc., we are quickly learning that we will need to acquire the leased property our largest business asset sits on, our 3200sf shop. Without the inclusion of these tidelands in the business sale, we would be unable to attain a fair market value for our business due to the financial implications listed below. Regrettably, should the borough decide against selling us the tidelands we have been leasing for over 30 years, we will be unable to successfully sell the business as a whole, and will be compelled to undertake the liquidation process and cease operations within the next 1-2 years. Considering the type of services we offer, this would be detrimental to our local fishing fleet, and overall economy.

When we started our business, the availability of suitable commercial or industrial land was significantly limited. Building our business on this leased land was our last resort. Had we possessed a comprehensive understanding of the long-term ramifications associated with constructing our business assets on leased land, particularly in light of the ever-evolving landscape of finance and lending, we would have endeavored more vigorously to acquire this land at an earlier stage. Nevertheless, we find ourselves at the present juncture.

Please take into consideration the following information when forming your decision to allow for the Direct Sale of this land:

1. **Importance of Continued Economic Development:** Wikan Enterprises, Inc. has played an integral role in the local economy, serving as a Detroit Diesel Dealer, Volvo Penta Dealer, and performing maintenance and rebuilds on many other brands of marine engines. Our services are critical to the large commercial fishing fleet in the area, providing essential maintenance and repairs to their marine diesel engines. It was mentioned by the Harbormaster recently, that our fleet will be growing with the development of the Scow Bay Harbor area as well, so this business will become even more essential if that is the case. By continuing to operate and grow, our business sustains not only the livelihoods of our employees but also supports the economic well-being of the community. Selling the tidelands and allowing the business to continue under new ownership ensures the preservation of jobs, support for our commercial fishing fleet and ongoing economic development.

2. **Unforeseen Market Value Implications:** When we embarked on this journey in 1992, we were unaware that building our business on leased land would have a significant impact on its market value. Over the years, we invested our time, energy, and resources into constructing the building that houses our operations and outfitting it to meet the needs of our customers and regional building codes. However, we were not advised that leasehold improvements would be considered less valuable than those on owned land. This unforeseen consequence has created a disparity between the true value of our business and the market perception of its worth.

**3. Limited Options for Financing and Investment:** As we work with potential buyers for our business, we face substantial challenges due to the nature of leasehold improvements. Lending institutions view the building as a leasehold improvement, leading to shorter loan terms, higher interest rates, stricter lending criteria, and higher costs. This restricts the pool of qualified buyers, as they encounter difficulties securing financing for an investment perceived as riskier compared to real property purchases. By selling the tidelands and transitioning the business to a real property, broaden financing options, and ultimately secure a fair market value for our years of hard work.

**4. Unique Expertise and Industry Demand:** With over five decades of experience, we have developed a deep understanding of the marine diesel industry and established ourselves as a trusted resource for our customers. We are one of only two marine diesel shops in the area, catering to the specific needs of commercial fishing vessels. Our knowledge, expertise, and reputation are invaluable assets that contribute to the overall competitiveness and growth of the industry. Selling the business in its entirety, rather than liquidating the leasehold improvements separately, ensures the continuation of this vital resource for the community.

**5. Precedents being set:** It is worth noting that the Harbor Department has plans to engage in a land exchange with Petro 49, Inc. This exchange involves the trading of comparable leased and zoned land situated directly across the street from Wikan Enterprises, Inc. in return for a privately owned parcel already held by Petro 49, Inc. The implementation of this arrangement would establish a precedent for the borough to release leased tidelands to the private sector.

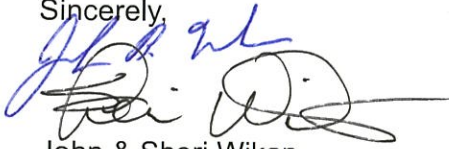
**6. Possible public auction of leased tidelands:** In the event the borough determines it is beneficial to release this property through a sale, we respectfully advocate for a direct sale rather than an auction, as is allowed in the Petersburg borough statutes. As noted by a borough official recently, the borough could potentially permit the sale of our leased property at auction, which further underscores the inherent risks associated with owning assets on leased land.

Presently, we have a prospective party interested in carrying on the business in its existing state. However, should they encounter challenges in meeting the financial requirements of a commercial loan or be unwilling to assume the risks associated with acquiring leasehold improvements rather than real property, we will proceed with the liquidation of our business. This will include the sale of our building, to any entity that can afford to pay us what we need to attain for the price of our largest asset.

Given the unique circumstances and challenges surrounding the proposed sale of our business, we kindly request that the Planning Commission and Borough Assembly take our perspective into account and extend support for the sale of the tidelands. Such a decision would not only afford us equitable market value for our business but also foster sustained economic growth, safeguard employment opportunities, and preserve the viability of the marine diesel industry within the region. We firmly believe that our years of unwavering diligence and commitment warrant just compensation.

Thank you for devoting your time and consideration to this matter. We eagerly anticipate a favorable resolution that benefits all parties involved. Please help us ensure that this important trade business stays operational in Petersburg.

Sincerely,



John & Sheri Wikan  
Wikan Enterprises, Inc.

Dear Planning Commission & Borough Assembly,

We would like to express our endorsement for Wikan Enterprises, Inc's acquisition of the tidelands property it sits on, from the borough. As prospective buyers of this business, we respectfully urge you to consider the distinct advantages and potential that come with owning this property. We would like to emphasize the importance of purchasing the tidelands on which the business operates, rather than continuing to lease the land. We believe that ownership of the land is crucial for the long-term stability, growth, and financial viability of the business.

In learning more about the process of purchasing this shop, and being informed of different loan programs and market valuation information, we have been made aware of some factors that have put the process on hold for us. The risk involved with investing in a leasehold improvement on property owned by the borough will likely result in us not moving forward with this purchase, if the borough is unwilling to dispose of the property to the Wikans prior to the sale of their business. Below are key points highlighting the hurdles of financing presented by continuing to lease the land and the benefits of purchasing the tidelands:

- 1. Enhanced Financing Opportunities:** The acquisition of the tidelands provides us, as prospective buyers, with significantly improved financing options compared to leasing. Financial institutions perceive leasehold improvements as less valuable and more risky collateral than real property. By owning the land, we can secure more favorable loan terms, including longer loan durations, lower interest rates, and reduced down payments (from upward of 25% cash down in a leasehold improvement situation, to as low as 5% down, as real property). This not only lowers our financing costs but also ensures greater financial stability for the business.
- 2. Increased Market Value:** Leasehold improvements, such as the building constructed by the current owners, are not considered real property and are subject to more rapid depreciation. This depreciation negatively impacts the overall market value of the business, making it less attractive to potential lenders and investors. However, by purchasing the tidelands and owning the real property, the market value of the business is enhanced, bolstering its financial prospects and increasing its appeal to financing institutions. Just like the Wikans, we will need to protect any investments we make in this community, for the future, when we also decide to retire, or need to sell the business for any other reason.
- 3. Mitigating Risk:** Continuing to lease the land introduces a significant level of uncertainty and risk to the business. As lessees, we are subject to the terms and conditions set forth by the borough, including the possibility of lease termination or non-renewal at the end of the lease term. This lack of control over the land hampers our ability to secure long-term financing and plan for the future. By purchasing the tidelands, we gain a sense of security and stability, allowing us to invest confidently in the business's growth and expansion.
- 4. Long-Term Business Planning:** Ownership of the tidelands enables us to implement long-term business planning, fostering stability and growth. It provides the flexibility to make



significant capital improvements, expand facilities, and adapt to changing market conditions without the limitations imposed by leasehold agreements. By having complete control over the property, we can make strategic decisions that benefit the business's long-term success, creating a sustainable enterprise that will positively impact the local community.

5. **Borough's Best Interests:** While we understand the borough's preference toward leasing land to promote orderly marine development, we believe that the sale of the tidelands in this particular case serves the borough's best interests. By facilitating the acquisition, the borough supports the stability, growth, and economic development of Wikan Enterprises, Inc., ensuring its continued contribution to the community. The sale of the tidelands aligns with the borough's goals of supporting local marine businesses and fostering a thriving economy. The failure to approve the sale of the tidelands to Wikan Enterprises, Inc. will most likely result in us pulling out from the sale of the business, which in turn would very likely lead to liquidation of the business assets, and closure of the longstanding business.

In the event that the borough determines it is beneficial to divest itself of this property through a sale, we respectfully advocate for a direct sale rather than an auction. The prospect of the borough potentially permitting a party other than the Wikans to acquire this land further underscores the inherent risks associated with owning assets on leased property.

In addition to the compelling reasons outlined above for purchasing the tidelands on which Wikan Enterprises, Inc. operates, we would like to emphasize how our specific qualifications as prospective buyers further strengthen the case for acquiring the land. While these details are minor points compared to the broader argument, they highlight our unique suitability to lead the business and ensure its continued success.

Earl Warner's extensive experience servicing and maintaining large engines and his diesel certification from Universal Technical Institute make him exceptionally well-suited to navigate the complexities of the marine diesel industry. His background as an electrician further enhances his ability to handle the technical aspects of the business. Earl's expertise and knowledge will be instrumental in providing top-notch service to the commercial fishing fleet and ensuring the seamless continuation of Wikan Enterprises, Inc.'s reputation for excellence. Earl has already committed to working full time to start his training with John.

Hillary MacDonald's diverse entrepreneurial background, which includes owning and operating various successful businesses, positions her as a capable leader in managing and growing Wikan Enterprises, Inc. Furthermore, her experience in bookkeeping and her familiarity with the operations side of a diesel marine business provide valuable insights into the financial and administrative aspects of the industry. Hillary's skills in these areas will contribute to the efficient management of the business and its sustained profitability.

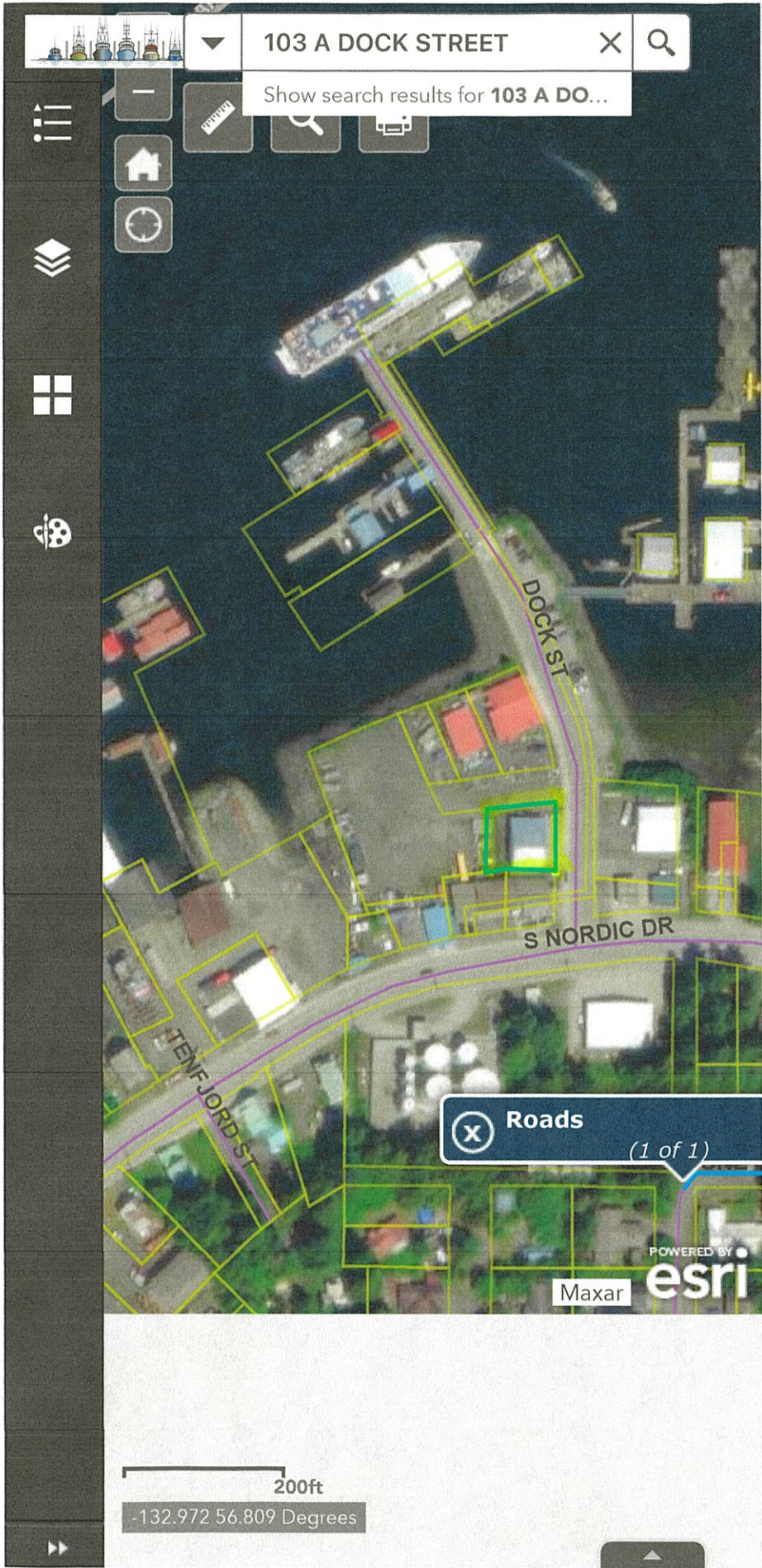
We appreciate your consideration of our qualifications and our shared vision for the future of Wikan Enterprises, Inc. We hope the borough will consider the need to let go of this piece of property in order to allow this essential trade business to continue on in Petersburg. As we all are aware, many small communities, including our own, are desperately lacking a strong

workforce in the trades, and the loss of this business would be detrimental to our commercial fleet and local economy.

Sincerely,

A handwritten signature in blue ink, consisting of two distinct parts: a stylized 'E' followed by a stylized 'H' and 'M'.

Earl Warner and Hillary MacDonald  
Prospective Buyers



Tidelands

6/19/23

500.00

500.00

6/19/23

31809

Petersburg Borough

\$500.00

SECURITY FEATURES INCLUDE TRUE WATERMARK PAPER, HEAT SENSITIVE ICON AND FOIL HOLOGRAM.



**WIKAN ENTERPRISES, INC.**

PO BOX 929  
PETERSBURG, AK 99833  
(907) 772-4155

**FIRST BANK**  
89-4/1252

**31809**

FRAUDARMOR

DATE  
6/19/23

Memo: 19649

Five Hundred and 00/100 Dollars

AMOUNT

\$ 500.00

PAY  
TO THE  
ORDER  
OF:

Petersburg Borough  
PO Box 329  
Petersburg, AK 99833



*[Handwritten Signature]*  
MP  
AUTHORIZED SIGNATURE

HEAT SENSITIVE

⑈031809⑈ ⑆125200044⑆ 0000540220⑈

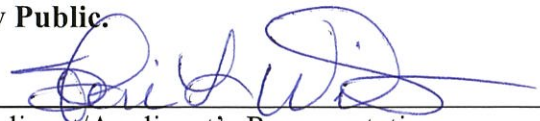
Details on Back. Security Features Included

**NOTICE TO APPLICANT(S):**

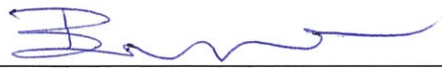
**Applicant will be required to pay a non-refundable filing fee with the Borough of \$500 to cover estimated costs of: a title report, survey, legal fees, postage, recording fees, public noticing and advertising and other costs incidental to the processing of this application.**

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

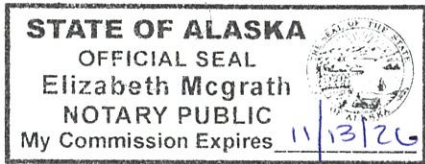
**Please sign application in the presence of a Notary Public.**

  
\_\_\_\_\_  
Applicant/Applicant's Representative

Subscribed and sworn to by Sheri L. Wikan, who personally appeared  
before me this 18<sup>th</sup> day of June, 2023.

  
\_\_\_\_\_  
Notary Public

Notary Public in and for the State of Alaska. My Commission Expires: 11/13/2026



**NOTICE TO APPLICANT(s):**

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

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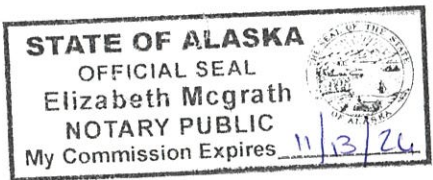
*John B. Wikan*  
Applicant/Applicant's Representative

Subscribed and sworn to by John B. Wikan, who personally appeared

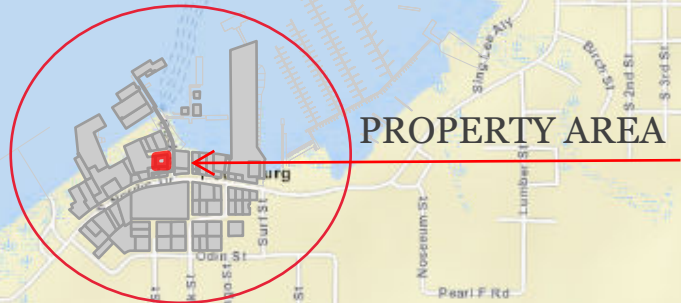
before me this 18<sup>th</sup> day of June, 2023.

*Elizabeth Mcgrath*  
Notary Public

Notary Public in and for the State of Alaska. My Commission Expires: 11/13/2026



Wikan Enterprises  
103A Dock Street  
01-010-037



PROPERTY AREA



Wikan Enterprises  
103A Dock Street  
01-010-037

Item 7D.







June 20, 2023

To Whom It May Concern:

I am assisting Hillary MacDonald & Earl Warner with the financing of the proposed purchase of Wikan Enterprises, Inc. Due to the fact that the building that houses Wikan Enterprises, Inc. is on land leased from the borough, the structure of a Commercial Loan associated with a Real Estate purchase changes from a Commercial Real Estate loan, to a leasehold improvement and commercial equipment & inventory loan. It is considered a leasehold improvement, rather than real property.

Typically, banks are inclined to lend only a percentage of this value. In leasehold improvement scenarios where no real estate is involved, it is common for buyers to need to provide a 25% down payment for most commercial loans of this nature, with loan terms being much shorter than those of real estate loans, making the payments much higher.

Commercial Real Estate loans, depending on the loan program, may have a down payment as low as 5-10%. Commercial Real Estate loans can often offer longer loan terms making the monthly payments much lower.

The tax assessed value of the leasehold improvements associated with Wikan Enterprises Inc. is \$115,700. To substantiate the transaction's value, a bank would likely need to order a commercial real estate appraisal (or in this case leasehold improvement valuation) which can be quite expensive, or conduct an in-house valuation based on the specific circumstances. While it is possible for an appraisal to yield a slightly higher value than the tax assessment, it may not yield much higher, and would require the use of several comparable sales of a similar nature to establish the value solely for the improvements. Generally, an acceptable appraisal relies on 4-5 comparable properties for value substantiation, which may be hard to come by in the region. It is important to note that broker's opinions of value do not suffice, as they do not meet appraisal standards.

Additionally, when appraising an improvement on leased land, appraisers often take into account the adverse impact of the remaining lease term on the value. As the lease term shortens and approaches expiration, it tends to limit the potential sale price due to the exclusion of the land. Conversely, when the land is included in the transaction, the value is often higher, allowing the seller to demand a higher price that buyers may be willing to pay. Appraisers appropriately factor in this higher value. Real estate and building transactions offer a wider range of market and finance options compared to leasehold improvements alone.

It is worth noting that even programs such as the Small Business Administration (SBA) and the U.S. Department of Agriculture (USDA) have limitations when leasehold improvements are involved without any real estate. And these loan programs are quite appealing to a buyer trying to obtain financing for the purchase of a business of this nature.

P.O. Box 241489  
Anchorage, Alaska 99524-1489  
Phone: (907) 562-0062 · (800) 478-2265  
[northrim.com](http://northrim.com)



Page 2  
June 20, 2023  
To Whom It May Concern

In closing, it would be much easier for a commercial lender, myself included, to approach this financing if it were associated with real property vs leasehold improvements. I can be available to answer any questions that might arise in this process. Please don't hesitate to contact me anytime.

Sincerely,



David Byrne  
Vice President  
Commercial Loan Officer  
Juneau Financial Center  
907-790-5143

P.O. Box 241489  
Anchorage, Alaska 99524-1489  
Phone: (907) 562-0062 · (800) 478-2265  
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PO Box 2060 Petersburg, AK 99833 | p: 907.772.3300 | f: 907.782.4199 | e: info@apalaska.com | w: www.apalaska.com

Angela Menish  
Licensed Real Estate Agent  
Anchor Properties  
PO Box 2060  
Petersburg, AK 99833

June 8, 2023

Petersburg Alaska Borough Assembly  
PO Box 329  
Petersburg, AK 99833

Dear members of the Borough Assembly,

I hope this letter finds you in good health and high spirits. I am writing to bring to your attention an urgent matter concerning the sale of Wikan Enterprises, a vital business in our community.

As a licensed real estate agent with Anchor Properties, I have had the privilege of representing my clients, John and Sheri Wikan, throughout the process of listing their esteemed diesel mechanic repair, sales, and service business. Wikan Enterprises has been the exclusive local dealership for Detroit Diesel, MTU, and Volvo Penta since its establishment in 1992.

The services provided by Wikan Enterprises are crucial to the fishing industry in Petersburg and the surrounding southeast Alaska communities. Fishing vessels heavily rely on the expertise and support offered by Wikan Enterprises to ensure their engines are in optimal condition, maximizing their fishing seasons. The potential impact of not selling the business in its entirety could have devastating consequences for these fishermen and their livelihoods. Petersburg Borough would also be adversely affected with loss of revenue stream from the absence of this business.

While there have been expressions of interest from two other parties, namely a federal agency and a refrigeration business, it is important to highlight that their interest has primarily centered around acquiring the building alone, rather than the entire business. To maintain the seamless provision of services

and preserve the legacy established by John and Sheri Wikan, it is crucial that the business is sold as a whole.

Fortunately, there is a couple who has demonstrated a sincere interest in acquiring the business and carrying it forward in its current form. They possess the necessary experience, dedication, and passion to ensure the continuation of the exceptional services provided by Wikan Enterprises. It is imperative that we prioritize their offer to maintain the level of service our community relies upon.

John and Sheri Wikan have been transparent from the beginning of the listing process, making it abundantly clear that their foremost priority is to ensure the availability of the services their business offers to the community. Their dedication to the community and their customers is admirable, and it is crucial that we honor their wishes throughout the negotiation process.

I kindly request your support in emphasizing the importance of selling Wikan Enterprises as a whole to potential buyers. By doing so, we can safeguard the essential services provided to the fishing community of Petersburg, Alaska, and surrounding areas.

Thank you for your attention to this matter. I look forward to discussing further details and collaborating to secure the best outcome for our clients, the community, and the continued success of Wikan Enterprises.

Sincerely,



Angela Menish  
Licensed Real Estate Agent  
Alaska License #: 206037  
Anchor Properties

## Debra Thompson

---

**From:** Glorianne Wollen  
**Sent:** Wednesday, June 21, 2023 3:36 PM  
**To:** Debra Thompson; Chris Cotta; Karl Hagerman; Liz Cabrera  
**Subject:** RE: Wikan Enterprises Application to Purchase Borough Property

Thanks Debbie.

Harbormaster I am not in favor of starting the trend of selling leased property unless there are substantial strings attached, strings that are probably not legal and 20 yrs from now no one will remember. We need to secure that this is property will be used for Marine Services. We have lost considerable ground in support of the original concept of a marine industrial park with Bus Depot, a mechanic garage and a coffee stand all have been oked by a sympathetic City Council. I also expect that this would upset the present applecourt in regards to every other lease that the Borough has with business/private.

Thanks, glo

---

**From:** Debra Thompson <dthompson@petersburgak.gov>  
**Sent:** Wednesday, June 21, 2023 2:52 PM  
**To:** Glorianne Wollen <gwollen@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>; Karl Hagerman <khagerman@petersburgak.gov>; Liz Cabrera <lcabrera@petersburgak.gov>  
**Subject:** Wikan Enterprises Application to Purchase Borough Property

Dear Glo, Chris, Karl & Liz

John and Sheri Wikan are applying to purchase the land where their business is located (parcel #01-010-037) that they currently lease from the Borough. The Wikans are retiring and trying to sell the business to Earl Warner and Hillary Whitethorn. Earl and Hillary can get much better interest rates from the bank if the land the business is on is not leased land.

Anyway, please respond to this email with your comments as to whether any of your departments have a need for the subject parcel as soon as you can.

Thank you,  
 Debbie

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

Petersburg Borough  
 907-772-5405

**Debra Thompson**

---

**From:** Chris Cotta  
**Sent:** Wednesday, June 21, 2023 3:51 PM  
**To:** Glorianne Wollen; Debra Thompson; Karl Hagerman; Liz Cabrera  
**Subject:** RE: Wikan Enterprises Application to Purchase Borough Property

I agree with Glo’s comments and feel this proposed sale starts us down a slippery slope with other Borough leases. Also I seem to recall that at least one other entity (USFS) expressed some interest in acquiring parcel #01-010-037 if it were available for sale.

That being said, Public Works does not have any need for the parcel in question. Thanks,

Chris

---

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Dear Glo, Chris, Karl & Liz

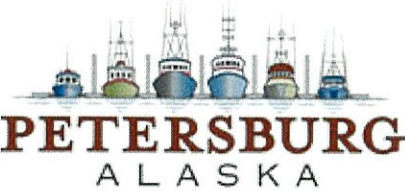
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907-772-5405



**Debra Thompson**

---

**From:** Liz Cabrera  
**Sent:** Wednesday, June 21, 2023 4:31 PM  
**To:** Chris Cotta; Glorianne Wollen; Debra Thompson; Karl Hagerman  
**Subject:** RE: Wikan Enterprises Application to Purchase Borough Property

Community Development has no public use for the parcel.

Just in case the question is asked, the borough has no mechanism to address the issue raised by Glo, i.e. restricting use to marine services in this area, through its existing zoning code.

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**From:** Chris Cotta <[ccotta@petersburgak.gov](mailto:ccotta@petersburgak.gov)>  
**Sent:** Wednesday, June 21, 2023 3:51 PM  
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Thank you,  
Debbie

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

Petersburg Borough  
907-772-5405



**Debra Thompson**

---

**From:** Karl Hagerman  
**Sent:** Thursday, June 29, 2023 2:46 PM  
**To:** Debra Thompson; Glorianne Wollen; Chris Cotta; Liz Cabrera  
**Subject:** RE: Wikan Enterprises Application to Purchase Borough Property

Water, Sewer and Power utilities have no need for this subject parcel.

Karl Hagerman  
Utility Director  
907-772-5421

---

**From:** Debra Thompson <dthompson@petersburgak.gov>  
**Sent:** Wednesday, June 21, 2023 2:52 PM  
**To:** Glorianne Wollen <gwollen@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>; Karl Hagerman <khagerman@petersburgak.gov>; Liz Cabrera <lcabrera@petersburgak.gov>  
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