



STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
Division of Mining, Land and Water

Land Conveyance Section
 550 W. 7th Ave, Suite 640
 Anchorage, AK 99501-3576
 (907) 269-8594

Northern Region
 3700 Airport Way
 Fairbanks, AK 99709-4699
 (907) 451-2740
nro.lands@alaska.gov

Southcentral Region
 550 W. 7th Ave, Suite 900C
 Anchorage, AK 99501-3577
 (907) 269-8503
dnr.pic@alaska.gov

Southeast Region
 P. O. Box 111020
 Juneau, AK 99811-1020
 (907) 465-3400
sero@alaska.gov

Statewide TTY – 771 for Alaska Relay or 1-800-770-8973

APPLICATION FOR PURCHASE OR LEASE OF STATE LAND

ADL # (assigned by ADNR) _____

Date: 2/8/2024

Applicant's Name Steve Giesbrecht Doing business as Petersburg Borough

Mailing Address 12 South Nordic Drive PO Box 329

City/State/Zip Petersburg, AK 99833 Email sgiesbrecht@petersburgak.gov

Message Phone (____) _____ Work Phone (____) 772-5402 Date of Birth _____

Is applicant a corporation qualified to do business in Alaska Yes No. Is the corporation in good standing with the State of Alaska Department of Commerce and Economic Development? Yes No.

Is applicant 18 years or older? Yes No. Are you applying for a lease or sale?

What kind of lease or sale are you applying for? Tideland; Public/Charitable Use; Grazing; Millsite;
 Negotiated; Competitive; Non-Competitive; Preference Right

If a lease, how many years are you applying for? N/A years. (55 years Max.)

Legal Description: Lot(s) N/A Block/Tract # N/A Survey/Subdivision N/A

Other: Existing state-owned Tidelands within Wrangell Narrows

Meridian Copper River Township 059S, Range 079E, Section(s) 4 & 9 Acres 21.304

Municipality Petersburg LORAN Reading (optional) _____

Geographic Location: Petersburg, AK Lat: 56.7806° N Long: 132.9727° W

What is the proposed use of and activity on the state land?

Expansion of Scow Bay marine vessel haul out and work yard

Are there any improvements on the land now? Yes No. If yes, who owns the improvements, and what is the estimated value? N/A

If yes, describe any improvements on the land. N/A

ADL # _____

Are there any improvements or construction planned? Yes No. If yes, describe them and their estimated value.
Development of a functional small vessel haulout and work yard. Valued at \$11.6 million.

State the proposed construction date: 2026; estimated completion date*: 2026

Name and address of adjacent land owners and, if you are applying for tidelands, the name and address of the adjacent upland owners: see attached document

Are you currently in default on, or in violation of, any purchase contract, lease, permit or other authorization issued by the department under 11 AAC? Yes No. Within the past three years, has the department foreclosed or terminated any purchase contract, lease, permit or other authorization issued to you? Yes No.

Non-refundable application fee: See current Director's Order for applicable fees.

(Fee may be waived under 11 AAC 05.020.)

Is the land applied for subject to any existing leases or permits? Yes No. If yes, lease or permit?

Name lease/permit is issued under: N/A ADL # _____

Do you think you qualify for a non-competitive lease or sale? Yes No. If yes, under what provision of AS 38.05?

- AS 38.05.035(b)(2) (to correct an error or omission);
- AS 38.05.035(b)(3) (owner of bona fide improvements);
- AS 38.05.035 (b)(5) (occupied, or are the heir of someone who occupied the land before statehood);
- AS 38.05.035 (b)(7) (adjacent owner of remnant of state land, not adjoining other state land);
- AS 38.05.068 and .087 (U.S. Forest Service Permittee);
- AS 38.05.075(c) (upland owner or lessee);
- AS 38.05.035(f) (previous federal and state authorization, erected a building and used the land for business purposes);
- AS 38.05.102 (current long-term lessee or current shore fishery lessee);
- AS 38.05.255 (millsite lease for mine-related facilities);
- AS 38.05.810(a)* (government agency; tax-exempt, non-profit organization organized to operate a cemetery, solid waste facility, or other public facility; or a subdivision's nonprofit, tax-exempt homeowner's association);
- AS 38.05.810(b)-(d) (non-profit corporation, association, club, or society operated for charitable, religious, scientific, or educational purposes, or for the promotion of social welfare, or a youth encampment);
- AS 38.05.810(e) (licensed public utility or licensed common carrier);
- AS 38.05.810(f) (non-profit cooperative organized under AS 10.25, or licensed public utility);
- AS 38.05.810(h) (Alaska Aerospace Development Corporation);
- AS 38.05.810(i) (port authority);
- AS 38.05.825 (municipality applying for eligible tidelands, or tidelands required for private development);
- Other (please explain):

~~If you have checked one of the above statutes, attach a statement detailing your qualifications under each requirement of that statute.~~

Do you think you qualify to lease the land for less than fair market value? Yes No. If yes, under what provision of AS 37.05?

- AS 38.05.097 (youth encampment or similar recreational purpose);
- AS 38.05.098 (senior citizen discount for a residential lease);
- Other (please explain).

ADL # _____

Signature

Date

Petersburg Borough

Borough Manager

If applying on behalf of an agency, municipality, or organization, state which one

Title

NOTICE TO APPLICANT:

* For applications filed by a municipality under AS 38.05.810, if there is a remaining entitlement of the municipality under AS 29.65, land transferred under AS 38.05.810 shall be credited toward fulfillment of the entitlement.

* Construction may not commence until approval is granted by lessor.

* This application will not be considered unless it is accompanied by the appropriate filing fee and completed in full. THE FILING FEE WILL NOT BE REFUNDED NOR IS IT TRANSFERABLE. All checks are to be made payable to the Department of Natural Resources.

* Include a 1:63,360 USGS map showing location of proposed activities in relation to survey monumentation or fixed geographical features which fully illustrates your intended use, including the location of buildings and improvements and access points, labeled with all dimensions, and a development plan providing a complete list of proposed activities.

* The applicant may be required to deposit a sum of money sufficient to cover the estimated cost of survey, appraisal, and advertising. If the land is sold or leased to another party, the deposit will be returned to the applicant.

* The filing of this application and payment of the filing fee vests the applicant with no right or priority in the lands applied for. It is merely an expression of the desire to purchase or lease a parcel of land when and if it becomes available. Filing an application serves the purpose of notifying the state that an individual is interested in purchasing or leasing land. It is not a claim, nor does it in any way obligate the state to sell or lease land.

* If the application is for use in conjunction with a guide/outfitter operation, include proof of a guide/outfitter certification for the use area.

* If the application is for a commercial fish camp, include a copy of your limited entry permit or an interim-use salmon set net permit.

* If applying for a senior citizen discount, include form 102-1042.

* AS 38.05.035(a) authorizes the director to decide what information is needed to process an application for the sale or use of state land and resources. This information is made a part of the state public land records and becomes public information under AS 40.25.110 and 40.25.120 (unless the information qualifies for confidentiality under AS 38.05.035(a)(8) and confidentiality is requested, AS 43.05.230, or AS 45.48). Public information is open to inspection by you or any member of the public. A person who is the subject of the information may challenge its accuracy or completeness under AS 44.99.310, by giving a written description of the challenged information, the changes needed to correct it, and a name and address where the person can be reached. False statements made in an application for a benefit are punishable under AS 11.56.210. In submitting this form, the applicant agrees with the Department to use "electronic" means to conduct "transactions" (as those terms are used in the Uniform Electronic Transactions Act, AS 09.80.010 – AS 09.80.195) that relate to this form and that the Department need not retain the original paper form of this record: the department may retain this record as an electronic record and destroy the original.

<p>For Department Use Only Application received date stamp</p> <p>Receipt Types: <input type="checkbox"/> 13 – Application for Lease of State Land <input type="checkbox"/> 5K – Application for Lease to Authorize Unauthorized Use</p>

ADL # _____

SCOW BAY DEVELOPMENT PLAN NARRATIVE

NON-COMPETITIVE SALE OF STATE TIDELANDS PER AS 38.05.825

1. PROJECT DESCRIPTION

The Petersburg Borough seeks to construct a new boat haulout ramp and extend the existing rock jetty breakwater at Scow Bay in Petersburg, Alaska to develop the site into a functional boat haulout and work yard with a dedicated ramp with capacity for a 100-ton hydraulic trailer, a boarding float, a vessel washdown area, and associated utilities. These improvements will broaden harbor services, accommodate new fish processing capacity, and develop boat repair and maintenance facilities in Petersburg, Alaska. The Borough-owned facilities will be available to be utilized for commercial and recreational purposes. Once this phase of the project is complete, the Borough aims to make further improvements to the site, for updated and expanded moorage facilities. This would involve dredging the harbor and installing new, additional mooring floats, another drive-down float, and upland facilities.

The existing Scow Bay site is a former State-owned seaplane facility that is currently being used by the Petersburg community as a small vessel haulout and boat yard. A small rock jetty breakwater is located at the south end of the site. At the existing facility, users have reported difficulties launching and retrieving vessels when the winds are blowing, or when the tides are low. The existing infrastructure is outdated and worn and consists of a gravel-surfaced upland work area and a concrete boat ramp, which provides vessel launch and haulout access to the Wrangell Narrows, in poor condition. The existing haulout ramp is too short for use throughout the tidal cycle and is not protected from winds.

Extension of the breakwater and construction of the haulout ramp will require the conveyance of additional state tidelands prior to proceeding with construction. The revised layout of the new haul out will require an additional 21.304 acres of state tidelands to accommodate the improvements. Earthen materials used to construct the rubble mound breakwater consist of four primary components: armor rock, underlayer rock, core rock, and surface course.

Approximately 40% of Petersburg-based vessels are being hauled out in Wrangell or other communities, primarily due to the lack of adequate lift capacity, storage space, and workspace available in Petersburg. The proposed facility will stimulate the local and regional economies by providing a marine facility strategically planned to service the available maritime market and local community. Survey results indicate that providing adequate haulout capacity, vessel storage, and workspace would make 2/3 of Petersburg vessel owners likely to haul out in Petersburg.

1.1 LEGAL DESCRIPTION

Scow Bay is an industrial district and small residential neighborhood located approximately 2.3 miles south of Petersburg South Harbor along the Mitkof Highway. The Scow Bay site is a Borough property that consists of an upland lot (Turnaround Lot 2) of 2.56 Acres, plus Alaska Tidelands Survey (ATS) 1695 Tract B of 9.55 acres on the Wrangell Narrows. The tract is owned by the Borough, but is controlled by the Harbor Department. The Plat number is 2013-3.

Latitude	Longitude	USGS Quad
56.7806° N	132.9727° W	Petersburg D-3

Section	Township	Range	Meridian
4	59 S	79 E	Copper River

1.2 TERRAIN/GROUND COVER

The NOAA ShoreZone project classifies the tide lands at the Scow Bay site as permeable and man-made; the human alteration of the intertidal zone designates the land as anthropogenically altered. Along the intertidal zone, there are patchy populations of dune grass and green algae, and continuous populations of barnacles, unidentified red algae, soft brown kelps, and rockweed. The uplands contain a gravel-surfaced fill pad protected by armor rock at the shoreline. The tidelands are gently sloping, to nearly flat (~0-5% slopes with a west aspect).

Scow Bay is, and has historically been, an industrial area in Petersburg. The proposed project site is zoned for industrial uses; the local community is currently utilizing it for boat haulout operations. The majority of the project footprint is located within conveyed uplands or Petersburg municipal tidelands.

The proposed project generally consists of extending the existing breakwater and constructing a more substantial rubble mound breakwater, expanding and improving the existing uplands, constructing a boat haulout ramp with associated boarding float, and constructing a new boat washdown pad.

Much of the land in Petersburg has been mapped as wetlands in the National Wetlands Inventory, including all of the unaltered coastline and nearly all of the undeveloped areas in the uplands. In order to minimize impacts to wetlands, the site selected is one that has already been developed. This area will be expanded to minimize the extent of impacts to wetlands rather than selecting an undeveloped site. In addition, the extent of the intertidal fill was minimized to the degree possible while still meeting the project purpose and need. The fill will consist of sloped, rocky habitat which will provide habitat for juvenile fish; it has been configured such that it will not encroach on the adjacent unnamed anadromous fish stream (AWC: 106-44-10020). PND designed the spatial configuration of the intertidal fill footprint to avoid the need for dredging of the seafloor. Avoiding dredging activities minimizes impacts to Essential Fish Habitat (EFH).

After completion of this first phase, the project will continue with the dredging of a 15-acre moorage basin to -20' MLLW to create suitable water depth for large commercial and recreational vessels. A floating wave attenuator will protect the basin from northerly and westerly wind and wave exposures.

1.3 ACCESS

The site is currently accessible to the public by car, as it is located at 290 Mitkof Highway, Petersburg, Alaska, 99833. During construction, there will be temporary access restrictions to the site to ensure public safety.

1.4 BUILDINGS AND OTHER STRUCTURES

The boat haulout ramp will measure 40 by 400 feet and will consist of core rock materials, timber sleepers, concrete plans, connection plates, and clean sand to fill in gaps. The piles for the ramp are to be driven through the hoops of the boarding floats with a vibratory hammer; temporary piles will not be needed. There is a potential need for impact pile-driving; the piles must be driven through the core rock fill from the breakwater installation.

A 40' x 80' concrete washdown pad will be constructed at the top of the boat ramp. The washdown pad will be equipped with drainage for both boat wash water and storm water. The drainage system will collect wash water used for boat cleaning in a catch basin and send it to a storm filter system containing a grit chamber for filtration of the effluent. Wash water will be discharged into the Petersburg municipal sewer. A 960-square-foot utility building will be installed on-site, adjacent to the boat washdown pad, which will house domestic water equipment and the storm filter system for the boat washdown pad. There is an existing breakwater which will be expanded as a rubble mound breakwater. Earthen materials used to construct the rubble mound breakwater consist of four primary components: armor rock, underlayer rock, core rock, and surface course.

The existing uplands are to be expanded and improved with an 8" thick layer of graded and compacted base course material. This will consist of a 2-acre parking lot and staging area, and a 4-acre boat yard. The contractor will grade the uplands area to facilitate stormwater drainage towards catch basins, to be installed in various locations throughout the site.

Vessel moorage infrastructure will consist of a 48 by 240 feet drive down float, a 7 by 80 feet gangway, a 20 by 450 feet transient float, 12 by 440 headwalk float, 20 by 1,000-foot moorage float/wave attenuator, a 12 by 430 feet main walk float, and 6 finger floats measuring 8 by 60 feet.

1.5 POWER SOURCE

Power is provided by the Borough-owned Petersburg Municipal Power and Light and will provide adequate utility power to operate the facilities on site. The facility will be equipped with 120/280V power pedestals for working on and mooring boats.

1.6 WASTE TYPES, WASTE SOURCES, AND DISPOSAL METHODS

An existing, single timber pile and some site debris are to be removed. Timber piling is likely treated with creosote and will be disposed of accordingly. The removal of these piles will remove additional creosote from Waters of the U.S. The site debris consists of concrete and steel cables within the intertidal area. All waste and demolition debris will be recycled or disposed of as necessary in accordance with applicable regulations.

Earthen materials will be used to construct the rubble mound breakwater. All fill materials will be free of contaminants and will contain a minimal amount of fine particulate to prevent turbidity and sedimentation impacts.

Refuse and excess materials from the project will be reclaimed, recycled, or disposed of as necessary in accordance with applicable regulations. The contractor will demobilize project equipment according to their needs and means. All trash will be immediately placed in trash bins, and bins will be properly secured with locked or secured lids that cannot blow open and disperse trash into the environment.

1.7 HAZARDOUS SUBSTANCES

Fuels, lubricants, and other hazardous substances used during construction will not be stored below the high tide line/ordinary high-water mark.

1.8 WATER SUPPLY

The on-site water source is treated drinking water provided by the municipal Petersburg Borough Water Utility, and all wastewater will be directed to the municipal sewer system for treatment and disposal.

The improved and expanded uplands will be graded to facilitate stormwater drainage towards catch basins installed in various locations throughout the site. This drainage system will collect stormwater within the expanded uplands area via various storm drain catch basins and filtered through an oil/water separator prior to being discharged via outfall.

A 40' x 80' concrete washdown pad will be constructed at the top of the boat ramp. The washdown pad will be equipped with drainage for both boat wash water and storm water. The drainage system will collect wash water used for boat cleaning in a catch basin and send it to a storm filter system containing a grit chamber for filtration of the effluent. Wash water will be discharged into the Petersburg municipal sewer. A 960-square-foot utility building will be installed on-site, adjacent to the boat washdown pad, which will house domestic water equipment and the storm filter system for the boat washdown pad. The contractor will install a domestic water service, connected to multiple hydrants located throughout the haulout facility, to provide water to the uplands area. They will also install three electroliers to provide area lighting to the facility.

1.9 PARKING AREAS AND STORAGE AREAS

There is an on-site parking and staging area that is approximately 2 acres in size. The 960 square-foot utility building, adjacent to the boat wash pad, will store domestic water equipment and the storm filter system.

1.10 NUMBER OF PEOPLE USING SITE

When complete, the site will be used for commercial and recreational purposes and will have an ADA-compliant gangway to provide access to boarding and the moorage float. The boatyard is anticipated to have 2-3 operations employees to haul boats in and out of the water, and stage them in the boatyard, with approximately 30 boatyard customers and 30 hired service workers in the yard working on the boats. The moorage facility will have 1 harbor operator and approximately 50 vessel owners will use the facility, with each vessel having a crew of roughly 1-5 people.

1.11 MAINTENANCE AND OPERATIONS

This will be a municipally owned facility; the Petersburg Borough will operate and maintain the facility through their harbor department. The vehicle-accessible transfer bridge will serve as a floating work platform for commercial fishers and recreational vessels to load and unload gear, equipment, and passengers. Vehicles will be able to drive down onto this float to service the vessels.

2. SKETCHES

The sketch or blueline must be drawn to scale, and each item labeled in such a way that the information contained in the drawing can be located in the narrative portion of the development plan (professional quality drafting and mechanical lettering is preferred). Following is a list of information to be shown on the drawing, if applicable:

- Section, Township, and Range lines; north arrow; scale; title; and legend (attached is an acceptable format).
- All property boundaries, ordinary or mean high water lines, and existing or proposed rights-of-way; major topographic features such as roads, streams, rivers, and lakes, and their geographic names.

- Location and dimensions of any gravel pads, or cement foundations, buildings, and other structures and improvements, appropriately labeled.
- Location of any buried or above-ground utility lines (power, water, fuel, natural gas, etc.); sewage facilities, including sewage and wastewater outfall point; underground water system; and water source (if any).
- Location where any hazardous substances, including but not limited to oil, lubricant, fuel oil, gasoline, solvents, and diesel fuel are stored. Method of storage (tank, drum, etc.)

Sketch is attached.



Tuesday, May 7, 2024

Statement of Eligibility
for
Non-Competitive Sale of State Tidelands Per AS 38.05.825

The Petersburg Borough seeks to acquire approximately 21.304 acres of submerged lands from the State of Alaska.

The Petersburg Borough qualifies for conveyance of tide and submerged land to municipalities per AS 38.05.825 because:

- 1) The portion of land is within the boundaries of the municipality, and contiguous to existing tidelands conveyed to the Petersburg Borough.
- 2) The use of the tideland will not interfere with navigation or public access. Furthermore, the purpose of the tideland is for the creation of a boat haulout facility and boat harbor, specifically designed to serve the needs of the local community and maritime market, thereby enhancing public access.
- 3) The Petersburg Borough has applied to the commissioner for conveyance of the land under AS 38.05.825.
- 4) The land is not subject to a shore fisheries lease under AS 38.05.082.
- 5) The land is adjacent to existing Borough-conveyed municipal tidelands classified for waterfront development and prioritized for water-dependent commercial and industrial uses per the Borough's Comprehensive Plan, 2016 (Waterfront A). The intended use for this land is an extension of that compatible land use.
- 6) The land is required for the construction of a boat haulout facility that has been approved by the Petersburg Borough.

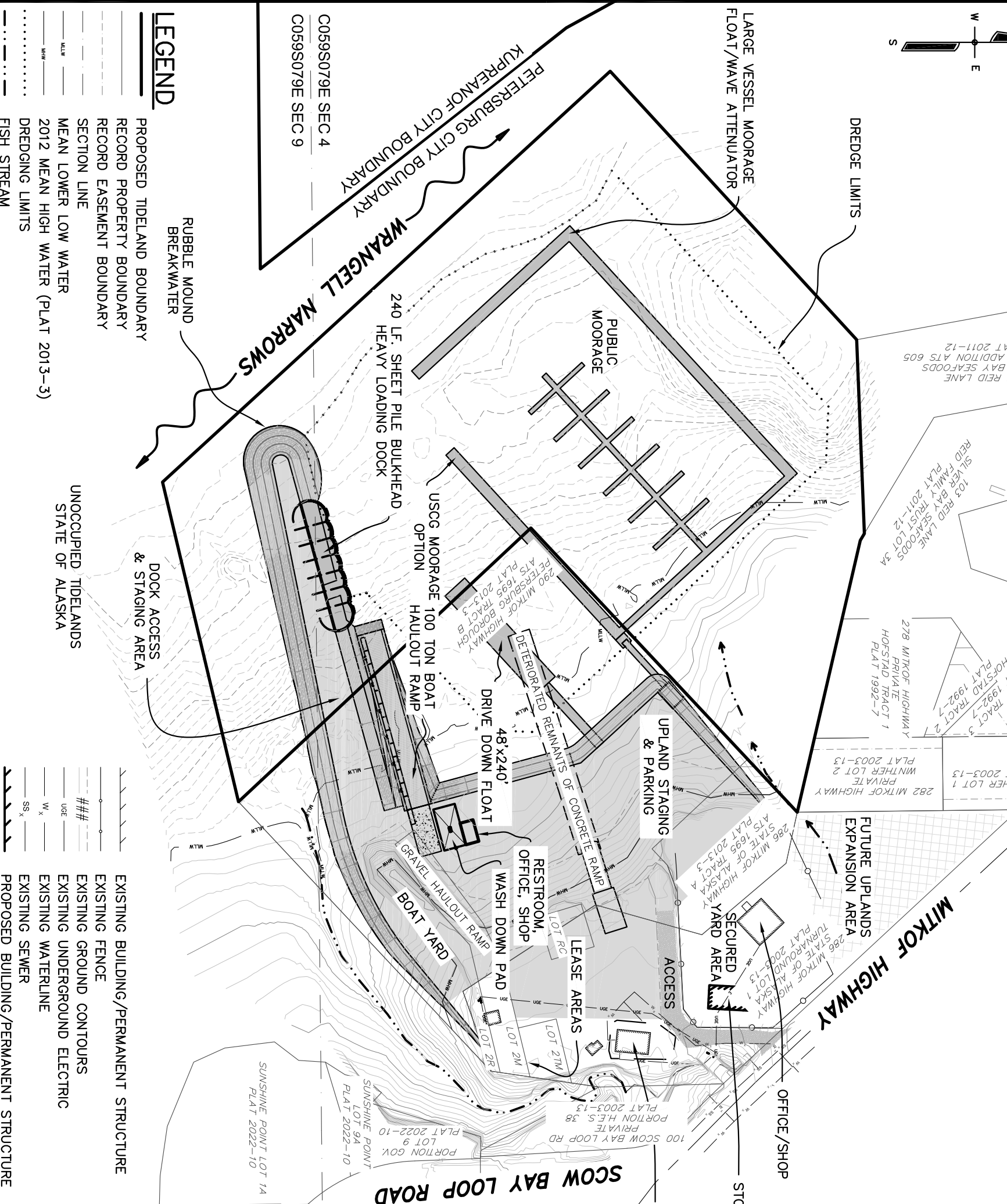
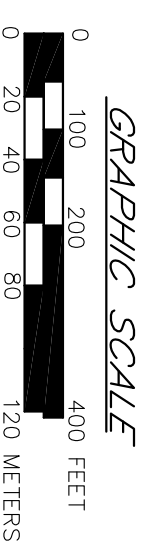
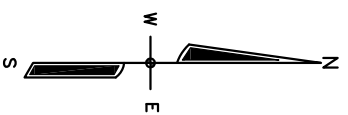
If the conveyance is approved, and if required, the Borough will fund and conduct a tideland survey of the area to provide legal boundaries.

Tuesday, May 7, 2024

Adjacent Properties
for
Non-Competitive Sale of State Tidelands Per AS 38.05.825

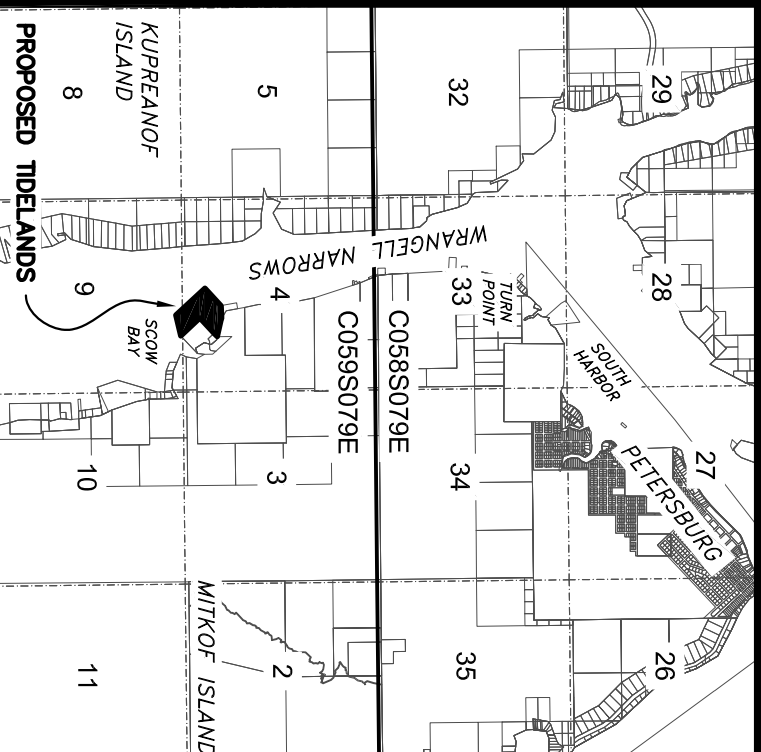
Address	Owner	Legal
286 Mitkof Highway	State of Alaska	Turnaround Lot 1, ATS 1695 Tract A
282 Mitkof Highway	Herf, F.W.	Winther Lot 2
278 Mitkof Highway	Olsen, Olivia	Hofstad Tract 1
103 Reid Lane 276 Mitkof Highway	Silver Bay Seafoods	Lot 3A, ATS 605
290 Mitkof Highway	Petersburg Borough	Turnaround Lot 2, Turnaround Lot RC, ATS 1695 Tract B, John Murgas Ramp Lease, Tidelands Addition Lot 2M Tidelands Addition Lot 2R Tidelands Addition Lot 2TM
100 Scow Bay Loop Road	Robert G. Olsen Jr. and Nichole M. Olsen	Portion ATS 38

UNOCCUPIED TIDELANDS
STATE OF ALASKA



- LEGEND**
- PROPOSED TIDELAND BOUNDARY
 - RECORD PROPERTY BOUNDARY
 - RECORD EASEMENT BOUNDARY
 - SECTION LINE
 - MEAN LOWER LOW WATER
 - 2012 MEAN HIGH WATER (PLAT 2013-3)
 - DREDGING LIMITS
 - FISH STREAM

- RUBBLE MOUND BREAKWATER
- UNOCCUPIED TIDELANDS STATE OF ALASKA
- DOCK ACCESS & STAGING AREA
- EXISTING BUILDING/PERMANENT STRUCTURE
- EXISTING FENCE
- EXISTING GROUND CONTOURS
- EXISTING UNDERGROUND ELECTRIC
- EXISTING WATERLINE
- EXISTING SEWER
- PROPOSED BUILDING/PERMANENT STRUCTURE



VICINITY MAP
SCALE 1" = 1 MILE

LOT ###
JOHN MURGAS RAMP LEASE 2019-000027-0
TURNAROUND LEASE 2020-000359-0
TIDELANDS ADDITION LEASE 2021-000211-0

SITE DEVELOPMENT DIAGRAM

ALASKA DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND & WATER
LAND USE PERMIT

DESCRIPTION: SCOW BAY PORT AND HARBOR
PREPARED FOR: PETERSBURG BOROUGH
12 SOUTH NORDIC DRIVE PO BOX 329
PETERSBURG, AK 99833
LOCATION: SEC(S): 4 & 9 T: 059S R: 079E M: COPPER RIVER

P N D

1506 West 36th Avenue
Anchorage, Alaska 99503 Phone:
907.561.1011 www.pndengineers.com
AK LIC# AEC0250

SCALE: 1" = 200'	SHEET NO:
DESIGNED BY: JU	DATE: 03-04-2024
CHECKED BY: IB	PROJECT NO: 162046.05
FILE #:	1 OF 1