

## Debra Thompson

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**From:** Sarah Fine <sarah@finewalshlaw.com>  
**Sent:** Thursday, November 30, 2023 2:37 PM  
**To:** Assembly  
**Cc:** president@piatribal.org; tribaladmin@piatribal.org; Stephen Giesbrecht; Liz Cabrera; Stephanie Payne  
**Subject:** In Support of Direct Sale to PIA for 8th Street Housing Development Project  
**Attachments:** planning and zoning meeting minutes.pdf; pg 64-65 assemlly meeting packet.pdf

Dear Assembly:

I would like to voice my support of PIA's 8th Street development project, in my capacity as an Estate & Probate lawyer here on the island and as Chair of our Parks & Recreation Advisory Board.

Fine & Walsh Law is located in the PIA building and it was through this connection that PIA President Cris Morrison first let me know of this future housing development project planned for 8th Street. As Estate lawyers, many of our clients are seniors and elders, so I was pleased to hear from President Morrison that this development is specifically intended to create much needed single-story, accessibility-friendly apartments for tenants experiencing mobility issues.

On November 1st at our most recent Parks & Rec Advisory Board meeting, PIA President Morrison attended and gave a presentation about PIA's plans for 8th Street, and provided our Advisory Board with the color map now in the assembly's packet. President Morrison explained that in order to preserve the Tribal Transportation Program (TTP) funding which PIA uses to maintain this trail (and other trails) on Borough land, PIA was specifically not requesting to purchase the walking trail connecting the nature boardwalk to the ballfield, only the land around the trail. By PIA not buying the trail, and keeping that in Borough ownership, TTP trail funding, and therefore the trail itself, is ensured to be maintained.

Therefore both as the Chair of an Adv. Board supportive of maintaining walking trails for recreation and as a lawyer serving the elderly, I am in support of this project as proposed.

On November 14th, PIA's 8th Street housing proposal was heard before the Planning Commission, where the Commission voted unanimously to approve the property for sale (with the condition that the existing walking trail between the elementary school and the ballfield not be included in the sale). During this meeting, in follow up to public inquiry and comments received by the Planning Commission, Planning Commission members had a conversation about the vision of the project with PIA President Morrison. From the minutes of that meeting:

### **7. Public Hearing Items**

**A.** Recommendation to the Borough Assembly on an application from the Petersburg Indian Association to purchase borough-owned property located on N. 8th St. (PID: 01-006-060, 01-006-070).

...

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

Commission Secretary Dwyer addressed a letter from the neighborhood where they were asking that we discuss having single family residential or duplex but not apartment buildings.

Commissioner O'Neil asked if there was a guideline for what small apartment building means to PIA.

Cris Morrison, Tribal Council President for Petersburg Indian Association spoke to say the council has not approved the structures or concept at this point. The council has approved seeking to acquire the property with

the purpose of putting in residential rental units. This is a long-term development plan. Cris would like to see a 6-to-8-unit single story for elderly or mobility challenged apartment building and to keep a very nice neighborhood feel.

Commissioner Davis thanked Cris for sharing her general vision and can see a real need for this in our community. She understands the neighbors wanting to keep the same single family feel in the neighborhood.

Commissioner O'Neil added that keeping a green space would be really nice.

Commissioner Meeks said that back in the 80's when the baseball field was being built, they were made aware that a fiber optic cable was in the area. He urged PIA to look into it.

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

As the few pieces of public feedback/concern received by the Planning Commission were specifically addressed by the Commission during their meeting before they recommended PIA's application for approval to the Assembly, I further support the Planning Commission's recommendation to the Assembly approving Petersburg Indian Association application to purchase borough-owned property located on N. 8th St.

Finally, I support the Assembly authorizing the borough manager to engage in Direct Negotiations with PIA, a federally recognized tribe, pursuant to Borough Ordinance 16.12.030, for PIA to be able to develop these lots into much-needed housing at a reasonable price.

Sincerely yours,  
Sarah Fine-Walsh

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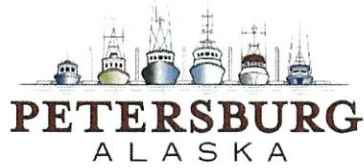


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# Petersburg Borough

12 South Nordic Drive  
Petersburg, AK 99833

## Meeting Minutes Planning Commission Regular Meeting

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Tuesday, November 14, 2023

12:00 PM

Assembly Chambers

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### 1. Call to Order

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

### 2. Roll Call

#### PRESENT

Commission Chair Chris Fry  
Commissioner Heather O'Neil  
Commission Secretary Sally Dwyer  
Commissioner Jim Floyd  
Commissioner Marietta Davis  
Commissioner Phillip Meeks

#### ABSENT

Commission Vice-Chair John Jensen

### 3. Acceptance of Agenda

The agenda was accepted as presented.

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

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

### 4. Approval of Minutes

The October 10, 2023, meeting minutes were unanimously approved.

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

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

## 5. Public Comments

None

## 6. Consent Calendar

None

## 7. Public Hearing Items

- A. Recommendation to the Borough Assembly on an application from the Petersburg Indian Association to purchase borough-owned property located on N. 8th St. (PID: 01-006-060, 01-006-070).

Community Development Director Liz Cabrera corrected an error in the staff report page 7, findings b, the total area is approximately 342,000 sq ft or just over 7.8 acres not 3 acres.

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

Commission Secretary Dwyer addressed a letter from the neighborhood where they were asking that we discuss having single family residential or duplex but not apartment buildings.

Commissioner O'Neil asked if there was a guideline for what small apartment building means to PIA.

Cris Morrison, Tribal Council President for Petersburg Indian Association spoke to say the council has not approved the structures or concept at this point. The council has approved seeking to acquire the property with the purpose of putting in residential rental units. This is a long-term development plan. Cris would like to see a 6-to-8-unit single story for elderly or mobility challenged apartment building and to keep a very nice neighborhood feel.

Commissioner Davis thanked Cris for sharing her general vision and can see a real need for this in our community. She understands the neighbors wanting to keep the same single family feel in the neighborhood.

Commissioner O'Neil added that keeping a green space would be really nice.

Commissioner Meeks said that back in the 80's when the baseball field was being built, they were made aware that a fiber optic cable was in the area. He urged PIA to look into it.

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

- B. Consideration of an application from John and Miriam Swanson for a major subdivision and vacation of a portion of the Ramona St. right-of-way at 1320 Nordic Dr. (PID: 01-002-161).

Utility Director Karl Hagerman spoke to say he is here to answer any questions.

Motion made by Commission Chair Fry, Seconded by Commissioner Davis.

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

- C. Consideration of an application from the Petersburg Borough to replat Lots 3, 4, 5, 6, 7, and 8, Block 264, Northeast Subdivision to create a 50-foot right-of-way and four 10,000-sf residential lots (PID: 01-003-473, 001-003-475, 1-003-476, 01-003-477, 01-003-480, 01-003-481).

Utility Director Karl Hagerman said he and Dave Thynes are here to answer any questions. This is associated with the pump station 4 project.

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

Discussion.

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

- D. Initiation of a rezone by the Planning Commission to rezone Lot 4, Skylark II Subdivision and Government Lot 13, Section 33, T58S, R79E to Open Space - Recreation.

Joe Bertagnoli spoke on his own behalf in favor of the rezone.

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

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

## **8. Non-Agenda Items**

- A. Commissioner Comments

None

- B. Staff Comments

Community Development Director Liz Cabrera will not be at the next meeting but will try to zoom in.

Liz asked if the Skylark development didn't go forward, would the commission still pursue the rezone or if it was contingent on the Skylark development. Commission Chair Fry said to still pursue the rezone.

C. Next Meeting is December 12, 2023, at 12:00pm.

**9. Adjournment**

The meeting adjourned at 12:20 pm.

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

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



**PETERSBURG INDIAN ASSOCIATION**  
**PO Box 1410**  
**15 N. 12<sup>th</sup> Street**  
**Petersburg, Alaska 99833**  
**Phone: 907-772-3636**  
**Fax: 907-772-3637**

September 12, 2023

Petersburg Borough  
 PO Box 329  
 Petersburg, Alaska 99833

To Whom It May Concern;

The Petersburg Indian Association (PIA) conducted a Tribal Visioning Workshop and subsequent survey of tribal households in 2018 to identify tribal citizens' needs and concerns. The data collected from the survey ranked tribal priorities in order of importance. Substance abuse treatment, affordable childcare, employment and job training, and culture were ranked in positions 2 through 5. Housing was ranked number one -- safe, affordable, accessible housing.

Preliminary results from the recent Community Housing Survey conducted in Petersburg indicate that roughly 316 housing units will be needed in Petersburg over the next 10 years. The survey also revealed that family homes were a popular choice but so were duplexes and apartments.

PIA is interested in acquiring two undeveloped lots\* on North 8th Street (one on the upper side and one on the lower) for the purpose of constructing residential housing, thereby aligning its housing interests and concerns with the Borough's. The vision is to build multi-family dwellings, such as duplexes and small apartment buildings, which will be available to both tribal and non-tribal citizens. There will also be a focus on providing units that are suitable for those experiencing mobility issues (elderly, disabled, etc).

PIA is requesting that the assembly authorize the borough manager to engage in direct negotiations with PIA, a federally recognized tribe, for disposal of lots 01-006-060 and 001-006-070 (see attached), pursuant to Borough Ordinance 16.12.030.

Thank-you for your time and attention.

Sincerely,

*Cris Morrison*

Cris Morrison  
 Tribal Council President

*\*The properties display as four lots on the Borough map viewer but are actually two large lots that appear to be divided by the walking trail that runs between the elementary school and ball fields.*

Attachments: Borough map of subject area  
 Borough 2023 Assessment Report, Page 48

Item 15C.

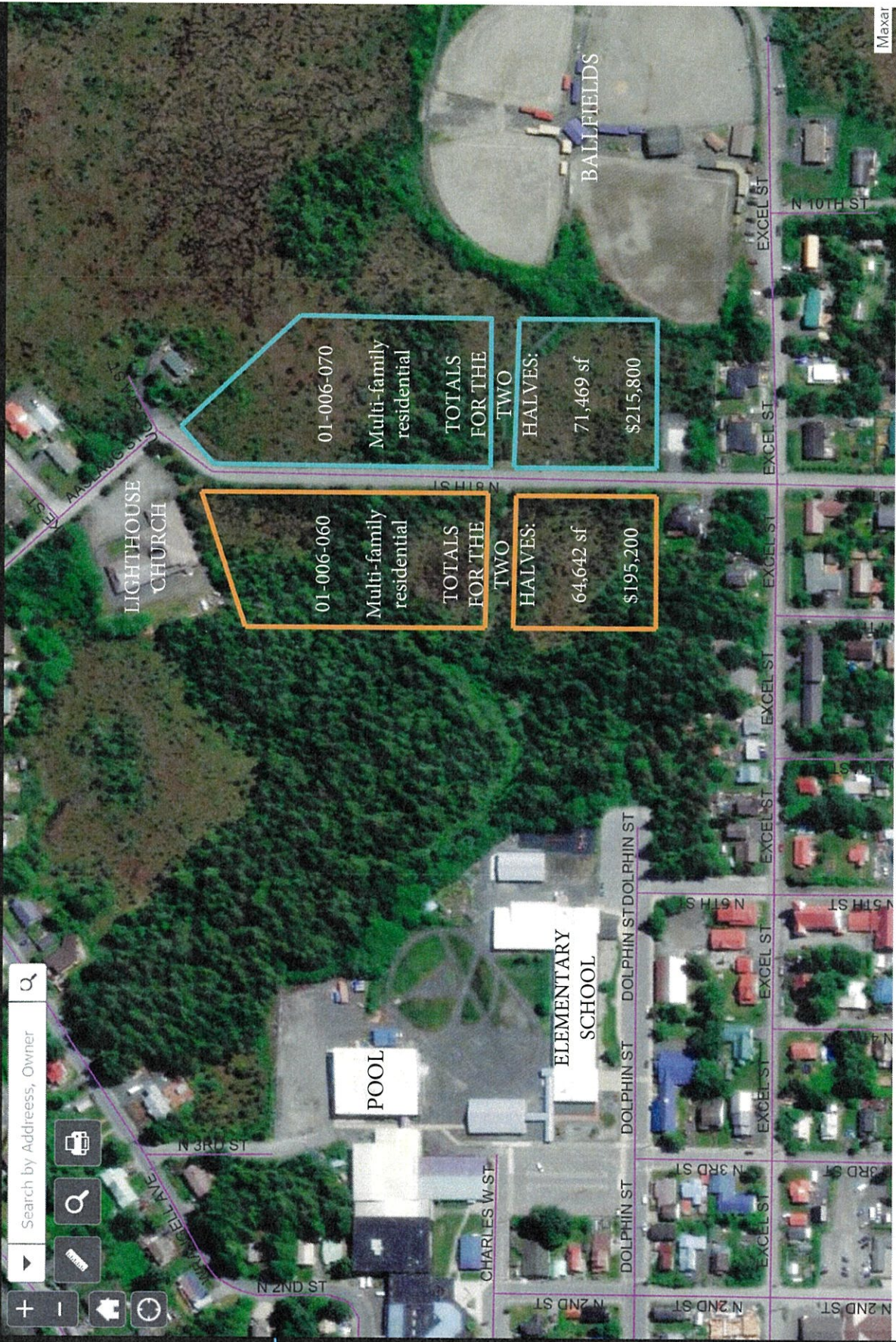
PARCELS UPDATED: JUNE 2023

### Petersburg Map Viewer

Search by Address, Owner

Map navigation controls: Home, Back, Forward, Refresh, Full Screen, Print, Measure, Copy, Paste, Search, Close.

Click to return to borough web site



01-006-060  
Multi-family residential  
TOTALS FOR THE TWO HALVES:  
64,642 sf  
\$195,200

01-006-070  
Multi-family residential  
TOTALS FOR THE TWO HALVES:  
71,469 sf  
\$215,800

200ft

-132.946 56.817 Degrees

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