

PLANNING COMMISSION STAFF REPORT

Action #	2025-1001
Meeting Date:	11/12/2025
Applicant(s):	Valhalla Place LLC
Property Owner(s):	Valhalla Place LLC
Agent/Representative:	Glenn Gellert
Property Address:	107 EXCEL ST
Legal Description:	Lot 9A, Plat 89-2
Parcel ID	01-007-236
Acreage/Lot Size	15,000 sf
Current Zoning	Commercial-1
Request Type:	Review of Condition of Approval

EXECUTIVE SUMMARY

Applicant Request:	Remove the condition of approval requiring use of property at 103 N 1ST ST to provide overflow parking spaces for residents of 107 EXCEL ST.
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Staff Recommendation:	Approve with conditions
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Key Issues:	<ol style="list-style-type: none"> 1. In 2020, Planning Commission approved Vakker Sted's request to use fee in lieu of parking for 6 off-street parking spaces required by code. 2. Additionally the Commission required Vakker Sted to set aside a portion of 103 N 1st St to serve as overflow parking for residents for five years at which time it was to be reviewed.
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PROJECT DESCRIPTION

Proposal Details

Intended Use	USE OF 103 N 1ST ST AS OVERFLOW PARKING
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ZONING AND LAND USE ANALYSIS

Current Zoning

Zone	Commercial-1
Intent	C-1 provides a consolidated, cohesive and strong central business district with easy access to facilitate a viable economic center.
Principal Uses	Uses outlined in Section 19.32.20 for C-1 include, but are not limited to, retail, offices, and all uses in SF and MF.
Conditional Uses	There are no conditional uses in the C1 district.

Surrounding Zoning		Actual Land Use	
North	Commercial-1	North	Residential
South	Public Use	South	Public Medical Center
East	Commercial-1	East	Residential
West	Commercial-1	West	Commercial/Industrial

LOT DEVELOPMENT STANDARDS

Standard	Required	Proposed	Conforms?	Comment
Parking Spaces	21	15 spaces 6 spaces paid fee in lieu of parking	Yes	

STANDARDS ANALYSIS (PMC 19.64)

1. Required off-street parking for residential use. Multi-family residential is required to provide 2 off-street parking spaces for each dwelling unit. Vakker Sted has 15 units requiring 30 off-street spaces.
2. Parking requirements may be reduced if the parcel is located within one of the designated Parking Districts. Vakker Sted is located in PD-2 East, so its off-street parking is reduced to .70 of the amount required by code. Vakker Sted is required to provide 21 spaces.
3. Parking code also allows for 2 exemptions with one being to pay into a parking trust fund in lieu of providing the required spaces. Vakker Sted was approved to use this exemption and paid an amount in the equivalent of 6 parking spaces to the borough.

DEPARTMENT REVIEWS

Department Name	Comments
Public Works:	No comments.
Power & Light:	No comments.
Fire/EMS:	No comments.

PUBLIC NOTICE

Notice was mailed by first class mail to the owner of record of the property within a distance of six hundred feet of the exterior boundary of the property that is the subject of the application. See Attachment D for notification list.

FINDINGS AND CONDITIONS OF APPROVAL

See draft resolution on next page for findings of fact and conditions of approval

Proposed Motion

I move to approve Resolution No. 2025-101

ALTERNATIVES

The Planning Commission has the following options:

1. Approval of the application as submitted.
2. Approval of the application with staff-recommended conditions
3. Approval of the application with modified or additional conditions.
4. Continue the hearing to allow for additional information or public input.
5. Deny the application.

If the Planning Commission chooses to recommend the application contrary to staff recommendation, specific findings supporting that decision should be provided.

ATTACHMENTS

A. Maps	C. Public Comments	E. Minutes of October 13, 2020 meeting.
B. Applicant Materials	D. Public Notice	

APPEAL (PMC 19.92)

If approved by the Planning Commission, this decision may be appealed to the Borough Assembly within 10 days of the Planning Commission's decision by the Applicant; a property owner within 600 feet of the subject property; or any governmental agency, that may be adversely affected by the decision. Appeal forms are available at the Borough Clerk's office and must be accompanied by the required fee.

PLANNING COMMISSION RESOLUTION NO. 2025-101
A RESOLUTION OF THE PETERSBURG BOROUGH PLANNING COMMISSION RECOMMENDING RECISSION OF THE
CONDITION OF APPROVAL REQUIRING
USE OF 103 N 1ST ST AS OVERFLOW PARKING

Whereas on November 12, 2025, the Planning Commission conducted a duly and properly noticed public hearing to review the conditions of approval requiring USE OF 103 N 1ST ST AS OVERFLOW PARKING for required parking located at 107 EXCEL ST, legally described as Lot 9A, Plat 89-2; and

WHEREAS, the applicant and staff presented testimony and evidence, and all interested persons were given the opportunity to provide public testimony regarding the application; and

WHEREAS, the Planning Commission has reviewed the staff report, attachments, and all relevant documents and materials, and has heard all testimony presented at the public hearing; and

WHEREAS, the Planning Commission has considered the proposed request in light of the findings; and

WHEREAS, the Planning Commission has made the following findings of fact, based on substantial evidence in the record:

Finding 1: Vakker Sted has 15 dwelling units and is located in Parking District 2-East.

Finding 2: PMC 19.64.020(B) reduces parking to .70 of required spaces for parcels located in PD-2 East, which reduces Vakker Sted required parking to 21 spaces.

Finding 3: Vakker Sted proposed to provide 15 off-street parking spaces and requested approval to use PMC 19.64.120(B)2 and pay a fee in lieu of 6 spaces of required parking.

Finding 4: On October 13, 2020, the Planning Commission approved allowing Vakker Sted to pay a fee in lieu of providing off-street parking.

Finding 5: The Planning Commission decision required applicant to set aside 103 N 1ST for overflow parking with the caveat that it would be reviewed in 5 years to determine if it was necessary.

Finding 6: Per Vakker Sted owner, none of their tenants have parked at the overflow lot.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the Petersburg Borough hereby rescinds the condition of approval requiring use of 103 N 1st St as overflow off-street parking for the Vakker Sted building.

BE IT FURTHER RESOLVED, that the chairperson is authorized to sign this resolution on behalf of the Planning Commission.

ADOPTED this 12 day of November, 2025, by the following vote:

AYE:

NAY:

ABSENT:

Chair, Planning Commission

Valhalla Place
107 Excel Street
01-007-236

ATTACHMENT A. MAP



Zoning Classification

- █ C1 - Commercial 1
- █ C2 - Commercial 2
- █ C3 - Commercial 3
- █ I - Industrial
- █ MF - Multi-family
- █ SF - Single Family
- █ SF2 - Single Family 2
- █ SFM - Single Family Mobile Home Park
- █ MHP - Mobile Home Park
- █ OSR - Open Space Recreational
- █ PU - Public Use
- █ RR - Rural Residential
- █ U - Undeveloped

ATTACHMENT B: APPLICANT MATERIALS

Outlook

Re: Valhalla Place additional parking

From Glenn Gellert <[REDACTED]>

Date Wed 9/10/2025 4:51 PM

To Liz Cabrera <[REDACTED]>

External Email! Use Caution

Hi Liz,

Thanks for contacting me regarding the off-street parking requirement for our Valhalla Place housing project.

It would be nice to get rid of the extra parking requirement. To date, none of our tenants have parked over on 103 N 1st.

I would be able to participate in a Zoom meeting except between September 28th and October 10th, when I am out of the country.

Glenn

On Wed, Sep 10, 2025 at 5:13 PM Liz Cabrera <[REDACTED]> wrote:

Hi Glenn,

Next month is the five-year review for the off-site parking requirement for Valhalla Place.

As you likely recall, the Planning Commission required additional off-street parking at 103 N 1st ST as a condition of approval for payment in lieu of parking. I intend to put this on as a public hearing item on the October meeting agenda for the Commission to review.

As part of the public hearing process, notice of the hearing will be mailed to surrounding property owners and a sign will be posted at the site.

The meeting is scheduled for October 14th at noon and you could attend in person or via zoom.

Please let me know if you would be available to attend as we could postpone to November if needed.

Best,
Liz

Liz Cabrera
Community Development
Petersburg Borough



September 23, 2025

CHAMBER OF COMMERCE

NOTICE OF SCHEDULED PUBLIC HEARINGS

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

Five-year review of condition of approval for payment in lieu of parking for Valhalla Place at 107 EXCEL STREET (PID: 01-007-236).

The public hearing and consideration of the application will be held:

Tuesday, October 14th, 2025, at 12:00 PM
Assembly Chambers, Municipal Building
12 South Nordic Drive, Petersburg, Alaska.

The meeting is open to the public.
To attend via **ZOOM**, please contact Anna Caulum at 907-772-5409.

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

TO SUBMIT WRITTEN COMMENTS TO THE PLANNING COMMISSION

By Mail: PO Box 329, Petersburg, Alaska 99833

By Email: acaulum@petersburgak.gov

Hand-Deliver: Petersburg Municipal Building, 12 S. Nordic Dr.

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

Sincerely,

Liz Cabrera

Community & Economic Development Department

Community & Economic Development

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

www.petersburgak.gov

Name1	Name2
CHRIS FRY	
HEATHER O'NEIL	
JOHN JENSEN	
MARIETTA DAVIS	
VALHALLA PLACE LLC	
ABBOTT THOMAS	HART ELIZABETH
ALASCOM INC PROPERTY TAX DIVISION	
ALASKA POWER & TELEPHONE	
ALCOCK TARALEE	
ANDERSON JASON C	ANDERSON JULIE E
BAYSIDE LANDING LLC	
BERG DAVID A	BERG NANCY A
BERNALDO DELILAH	
BOSWORTH DALE	BOSWORTH LESLEY
BRUMBLEY PAGE	
BUOTTE DAVID E	SUHARA COLLEEN T
BURKE RICHARD	LYNN BURKE JAMIE
CANTON LOGAN J	CANTON SHEENA L
CHAMBER OF COMMERCE	
COWLING GREGORY A	
CRONLUND DOUGLAS	
DIAMANTE GIFT SHOPPE INC	
DRURY DONALD RAY	DRURY BRIANA
EC PHILLIPS AND SONS INC	
EIDE VENTURES LLC	
ESPESETH RHEA	ESPESETH NICHOLAS
FIRST BANK	
FJORD BOUNTIES LLC	
FREEDOM VENTURES LLC	
HAMMER & WIKAN	
HIGGINS DONALD	HIGGINS NANCY
IGLOO LLC	
KAWASHIMA DWIGHT G	KAWASHIMA JANE
KFSK NARROW BROADCASTING	
KORCHAK PAUL	
KVERNVIK RACHEL M	
LENHARD MATTHEW	LENHARD JILL
LOESCH RONALD JOHN	LOESCH ANNE MARIE
LOPEZ CHADAM	LOPEZ DEREK AND MICHELLE
LUTHERAN CHURCH	
MALLORY DARCY	
MANLY AMBER E	OLSON HELEN ANN
MARTENS COLLIN B	ROBSON KIMBERLY M
MARTIN TYLER J	
MEEKS PHILLIP E	MEEKS SANDRA R
MICHAEL ERIN A	
MOORE JOSHUA A	MOORSE VICTORIA R
MURRISON GEORGE	MURRISON NANCY
NILSEN MIKE L	NILSEN RAVENNA
NORTHERN NECESSITIES LLC	
O'CONNOR DEMKO KELLY M	
OGDEN JACK E	OGDEN CAROL B
OHMER AND COMPANY LLC	
OHMER DAVE	
OHMER NICHOLAS E	
OINES MARJORIE J	
OLSEN ROBERT G JR	OLSEN NICCOLE
O'NEIL ERICA	O'NEIL SCOTT
OTNESS JOHN J	
PETERSBURG BOROUGH SCHOOLS	
PETERSBURG CHILDREN CENTER	
PETERSBURG ELKS LODGE	
PETERSBURG INDIAN ASSOCIATION	
PETERSBURG MEDICAL CENTER	
PETERSBURG MENTAL HEALTH SERVICES	
PETERSBURG MOOSE LODGE	
PETERSEN CODEE	PETERSEN NATALIE
PRIEST POINT LLC	C/O SUSAN ERICKSON
QUITSLUND JOSEF M	
ROCKWELL DEVELOPMENT LLC	
SALVATION ARMY-PETERSBURG	
SANAMADA HOLDINGS LLC	
SEVER CYNTHIA	
SILVER BAY SEAFOODS LLC	
SKEEK LEONARD	SKEEK LOURDES
SOKOL VICKIE L	LUHR ROBERT W
SPRAGUE RICHARD	SPRAGUE SHARON
ST ANDREWS EPISCOPAL CHURCH	
ST CATHERINE'S CHURCH	
STOLPE ADRIENNE	STOLPE LOGAN
STRATMAN JOSEPH	RICE ALLISON
TAGABAN LOLITA	
TONGASS FEDERAL CREDIT UNION	
TRASK GRANT	TRASK LILA
TRIEM FRED	
VERSTEEG KORY H	
VINSON TRACI	VINSON ANTHONY
WEAVER PAT ELAINE	
WELDE DOUGLAS	
WELLS FARGO	
WIKAN RICHARD	
WOHLHUETER KURT	WOHLHUETER SHERI
YIP WAMEN	YIP LANFY

Petersburg Borough



12 South Nordic Drive
Petersburg AK, 99833

**Meeting Minutes
Planning Commission**

Tuesday, October 13, 2020

12:00 PM

Assembly Chambers

ZOOM MEETING

1. CALL TO ORDER:

2. ROLL CALL:

Present: 5 - Richard Burke, Sally Dwyer, Chris Fry, Heather O'Neil and Nancy Strand

3. ACCEPTANCE OF AGENDA:

A motion was made by Commissioner Nancy Strand, seconded by Commissioner Richard Burke that the agenda be approved as presented. The motion carried by a vote of

Yes: 5 - Commissioner Burke, Commissioner Dwyer, Commissioner Fry, Commissioner O'Neil and Commissioner Strand

4. APPROVAL OF MINUTES:

A motion was made by Commissioner Nancy Strand, seconded by Commissioner Richard Burke that the meeting minutes from 9/9/2020 be approved as presented. The motion carried by a vote of

Yes: 5 - Commissioner Burke, Commissioner Dwyer, Commissioner Fry, Commissioner O'Neil and Commissioner Strand

Meeting minutes from September 9, 2020

Attachments: [Meeting Minutes from September 9, 2020](#)

5. PUBLIC COMMENTS:

None

6. CONSENT CALENDAR:

None

7. PUBLIC HEARING ITEMS:

A. Consideration of a request from Valhalla LLC to provide payment in lieu of providing a portion of required off-street parking at 107 Excel St. (PID: 01-007-236).

Grant Trask spoke on his own behalf in opposition. Mr. Trask stated they had no information on the proposal and asked the request from Swell LLC be read into the record. Administrative Assistant, Karen Malcom, read the letter from Valhalla Place, LLC into the record. Mr. Trask stated that only a fraction of the people impacted by this proposal are here today to comment. Mr. Trask suggested putting parking under the building in order to keep it off the street. Discussion.

Doug Welde spoke on his own behalf in opposition. Mr. Welde stated he was concerned by the 15 vehicles parking off-street as there is no room. Discussion.

Lila Trask spoke on her own behalf in opposition. Mrs. Trask asked for clarification on how many spaces Swell LLC is looking to pay for. Discussion.

John Swanson spoke on his own behalf in opposition. Mr. Swanson stated that there's already limited parking in the area and there is a big risk of people abandoning vehicles. Discussion.

John McGrew spoke on behalf of Valhalla Place, LLC to explain about their plans for parking. Discussion. Mr. McGrew also explained why underground parking would not work.

Commissioner Nancy Strand expressed confusion regarding the overflow parking all over town and in this area, particularly, by other entities so why is the burden being put on Valhalla to control their overflow when no one else has to. Discussion.

A motion was made by Commissioner Nancy Strand, seconded by Commissioner Heather O'Neil that the consideration from Valhalla LLC be postponed until further information may be acquired. The motion failed by a vote of

Yes: 3 - Commissioner Fry, Commissioner O'Neil and Commissioner Strand

Opposed: 2 - Commissioner Burke and Commissioner Dwyer

Consideration of a request from Valhalla LLC to provide payment in lieu of providing a portion of required off-street parking at 107 Excel St. (PID: 01-007-236).

Building Inspector, Joe Bertagnoli, was able to share a drawing of the apartment building with proposed parking spaces.

A motion was made by Commissioner Richard Burke, seconded by Commissioner Sally Dwyer to approve the request from Valhalla LLC to provide payment in lieu of providing a portion of required off-street parking at 107 Excel St. (PID: 01-007-236) with the condition that the leases are limited to one spot per unit and requiring the second parking lot and have a review period of five years to see if that second lot is needed at that point. The motion carried by a vote of

Yes: 5 - Commissioner Burke, Commissioner Dwyer, Commissioner Fry, Commissioner O'Neil and Commissioner Strand

Valhalla Place Parking

Attachments: [VALHALLA PLACE PARKING](#)

8. NON-AGENDA ITEMS:

A. Commissioner Comments

Commissioner Fry stated that they would hold off on election of officers until the next meeting in case there are any commission appointments by the Mayor.

B. Staff Comments

None

a. The next regularly scheduled meeting is November 10, 2020 at 12:00pm

9. ADJOURNMENT:

A motion was made by Commissioner Nancy Strand, seconded by Commissioner Sally Dwyer to adjourn. The motion carried by a vote of

Yes: 5 - Commissioner Burke, Commissioner Dwyer, Commissioner Fry, Commissioner O'Neil and Commissioner Strand