

Planning Commission Staff Report & Finding of Fact (REVISED)

Meeting Date: December 12, 2023

APPLICANT/AGENT:

Petersburg Indian Association

OWNER(S), IF DIFFERENT:

Petersburg Borough

LEGAL DESCRIPTION:

Tract A, US Survey 1168

LOT AREA:

343,629 sq ft

LOCATION:

North 8th Street

SURROUNDING ZONING:

North: SFR

South: SFR

East: Public Use

West: Public Use

ZONING:

Multiple-Family Residential

PID:

01-006-060

01-006-070

APPLICATION SUBMISSION DATE:

11/13/2023

RECOMMENDATION:

Approve

I. APPLICANT REQUEST: The applicant is requesting a minor subdivision of Tract A, USS 1168 on N 8th Street.

II. APPLICABLE CODES:

18.20 MINOR SUBDIVISION

19.24 MULTIPLE-FAMILY RESIDENTIAL

III. FINDING:

- a. The proposed minor subdivision subdivides a portion of Tract A, USS 1168 into 4 parcels. The 4 parcels range in size from 1.2 acres to 2.6 acres.
- b. The borough is considering future sale of this area, however both a survey of the area and a subdivision are needed to establish legal descriptions and lot sizes prior to conveyance.
- c. Legal access to all four parcels is N 8th Street. The subject parcels are each large enough that they could be subdivided again and meet the minimum lot size (10,000 sf) for the zoning district.
- d. The subject parcels have access to municipal power. However, water and sewer mains must be extended to the parcels prior to development.
- e. The subject parcels are located between well-established residential neighborhoods to the north and south, and school and recreational facilities to the east and west.
- f. An existing pedestrian trail connects the school area to the ball field and Hungry Pt trail. The trail is excluded from the proposed subdivision and will remain public property if the subject parcels are sold.
- g. The subject parcel is zoned multi-family residential. The stated intended use for the property is residential development, which is consistent with the existing zoning.
- h. The plat does not contain or require a dedication of a street, right-of-way, or other area.

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- i. The plat does not require a vacation of a public dedication of land or a variance from a subdivision regulation.
- j. Public comments were received regarding the value of the existing trail and requesting buffers/easements for the trail and surrounding drainage area.

IV. PUBLIC NOTICE

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

V. APPLICATION REVIEW

The application is classified as a request to approve a minor subdivision.

a. ZONING DISTRICT STANDARDS

Minimum Standards for Zoning District and Use			
	Requirement	Proposed Lots	Analysis
Minimum Lot Size	10,000 sf	Exceed 1 acre	Conforms
Minimum Road Frontage	100 ft	Exceed 260 ft	Conforms
Front Yard	20'		
Rear Yard	25'		
Side Yard	10'		
Max. Height	35'		
Max Lot Coverage	35%		
Fire Code Separation			
Off-street Parking	2 spaces/unit		
Max Height Fence	6'		

b. Criteria – Per 18.20, the following general conditions have been met to be considered a minor subdivision:

- i. The proposed plat subdivides a single lot into not more than four lots.
- ii. The plat provides legal access to a public street for each lot created.
- iii. The plat does not contain or require a dedication of a street, right-of-way, or other area.
- iv. The plat does not require a vacation of a public dedication of land or a variance from a subdivision regulation.
- v. The outside corners of each lot are marked and at least two outside corners of the whole subdivision tract are referenced to publicly recorded survey markers.

VI. ACTION

Proposed motion: I move to approve the PIA 8th Street Subdivision of a portion of Tract A, US Survey 1168, located along North 8th Street along with findings of fact as presented.

Based on the preceding findings of fact, the Petersburg Planning Commission, acting as the Platting Board, makes the following determinations:

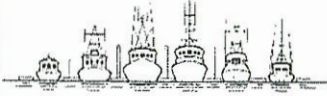
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- a. The proposed Minor Subdivision meets the conditions outlined in Title 18.
- b. Municipal utilities are in the vicinity but extension of water and wastewater to the parcels is required prior to, or in conjunction with future residential development.
- c. As a condition of approval, the Applicant shall:
 - Protect integrity of the existing trail by adding a general note to the plat establishing a 20' wide no-build setback along the property lines adjacent to the trail in Tracts A, B, C, and D.
 - 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.

EXHIBITS

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

 PETERSBURG BOROUGH LAND USE APPLICATION		CODE TO: 110.000.404110
		BASE FEE: \$115.00
		PUBLIC NOTICE FEE: \$70.00
		TOTAL: \$185
DATE RECEIVED:	RECEIVED BY:	CHECK NO. or CC:
APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME PIA	NAME Petersburg Borough	
MAILING ADDRESS PO Box 1410	MAILING ADDRESS PO Box 329	
CITY/STATE/ZIP Petersburg, AK 99833	CITY/STATE/ZIP Petersburg, AK 99833	
PHONE 907-772-3636	PHONE 907-772-4425	
EMAIL tribaladmin@piatribal.org	EMAIL	
PROPERTY INFORMATION		
PHYSICAL ADDRESS or LEGAL DESCRIPTION: portion of USS 1168		
PARCEL ID: 01-006-060 and -070	ZONE: MF	OVERLAY:
CURRENT USE OF PROPERTY: vacant	LOT SIZE: 343,629	
PROPOSED USE OF PROPERTY (IF DIFFERENT): residential		
CURRENT OR PLANNED SEWER SYSTEM: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> DEC-approved on-site system		
CURRENT OR PLANNED WATER SOURCE: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Cistern/Roof Collection <input type="checkbox"/> Well		
LEGAL ACCESS TO LOT(S) (Street Name): N 8th Street		
TYPE OF APPLICATION & BASE FEE		
<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/18.19 Replat (\$75 + \$10 per lot)		
<input type="checkbox"/> 18.24 Final Plat (\$25 per lot)		
SUBMITTALS:		
For Zoning Change, please submit letter stating the new zoning and explaining the need for the change. For Subdivision approvals, please submit a prepared plat map as required by borough code.		
SIGNATURE(S):		
I hereby affirm all of the information submitted with this application is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner(s) or authorized agent thereof for the property subject herein.		
Applicant(s): <u>Petersburg Borough - Stepha Giesbrecht</u>	Date: _____	
Owner: <u>[Signature]</u>	Date: <u>11/13/2023</u>	
Owner: <u>[Signature] - Chad Wright - Petersburg Borough Association</u>	Date: <u>11/15/2023</u>	
Owner: _____	Date: _____	

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN NOVEMBER, 2023, A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES. THE ERROR OF CLOSURE FOR FIELD TRAVERSES IS NOT GREATER THAN 1:10,000.

ALAN J. MURPH (RLS 6268) DATE

CERTIFICATE OF APPROVAL

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

DATE CHAIRMAN, PLATING BOARD

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I REPRESENT THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION.

PETERSBURG BOROUGH MANAGER DATE

**NOTARY'S ACKNOWLEDGMENT
UNITED STATES OF AMERICA
STATE OF ALASKA**

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME

KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND _____ (HE/SHE) ACKNOWLEDGED TO ME THAT _____ SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED

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

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____



BLOCK 85
USS 1252

"A" STREET

USS 202 C3

USS 1252 USS 1168

PARK RESERVE
USS 1252
BASIS OF BEARING
N02°02'55"E 1127.70'

7TH STREET R.O.W. IS PLATTED ON BOTH USS 1252 & USS 1168.
USS 1252 IS PLATTED @ 25' & USS 1168 IS PLATTED @ 25'.

USS 202 RM-C2 PLAT: 89-2

7TH STREET

USS 1252A
BLOCK 276

TRACT "A"
AREA = 96,472 S.F.
2.215 ACRES

TRACT "C"
AREA = 53,000 S.F.
1.217 ACRES

BLOCK 277
PLAT #74-276

BLOCK 288

AASLAUG STREET

TRACT "B"
AREA = 127,542 S.F.
2.928 ACRES

TRACT "D"
AREA = 66,615 S.F.
1.529 ACRES

BLOCK 276

(NON-RECORDED SUBDIVISION)
SCENIC VIEW ADDITION

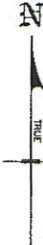
BLOCK 289

RM ALUM. MON 3'Ø ORIGINAL ASLS 80-35 FOUND

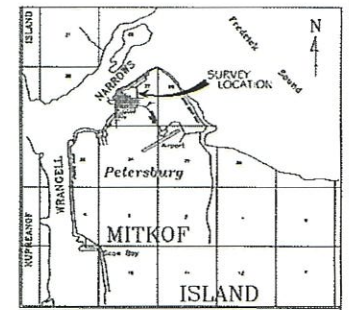
N00-1.8E 43.83'

ASLS 80-35 PLAT #83-26

ASLS 80-35 PLAT #83-26



SCALE



VICINITY MAP
SCALE 1/2" = 1 MILE

LEGEND

- PROPERTY LINES
- OTHER SURVEY LINES
- TIE LINES
- PRIMARY BOUNDARY MONUMENT (FOUND)
3.5" DIA. BRASS CAP
- SURVEY MONUMENT (SET)
1.5" ALUMINUM CAP & 5/8" STEEL ROD (MURPH, 120200)
- RECORD BEARING & DISTANCE FOUND BEARING & DISTANCE

(#54 30'W 135 65)
185 15.30'W 134 56

OWNER: PETERSBURG BOROUGH
DOCUMENT: 1982-001115-0
FILE DATE: 12/13/1982
PETERSBURG RECORDING DISTRICT

PIA 8th STREET SUBDIVISION
A SUBDIVISION OF PORTION OF
US SURVEY 1168
FORMING TRACTS "A", "B", "C" & "D"

For: PETERSBURG BOROUGH
P.O. BOX 329
PETERSBURG, ALASKA 99833

Harai & Associates, Inc.
P. O. Box 625
Petersburg, Alaska 99833

Date: 11/12/2023	Surveyors: AJM	Project Number:
Scale: 1" = 100'	Drawn By: AJM	

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CHAIRMAN, PLATTING BOARD

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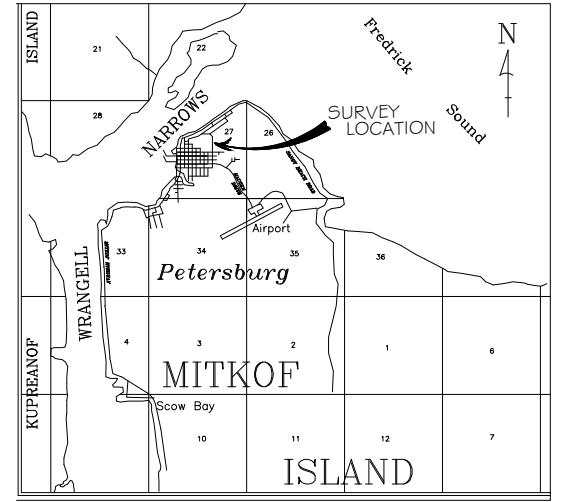
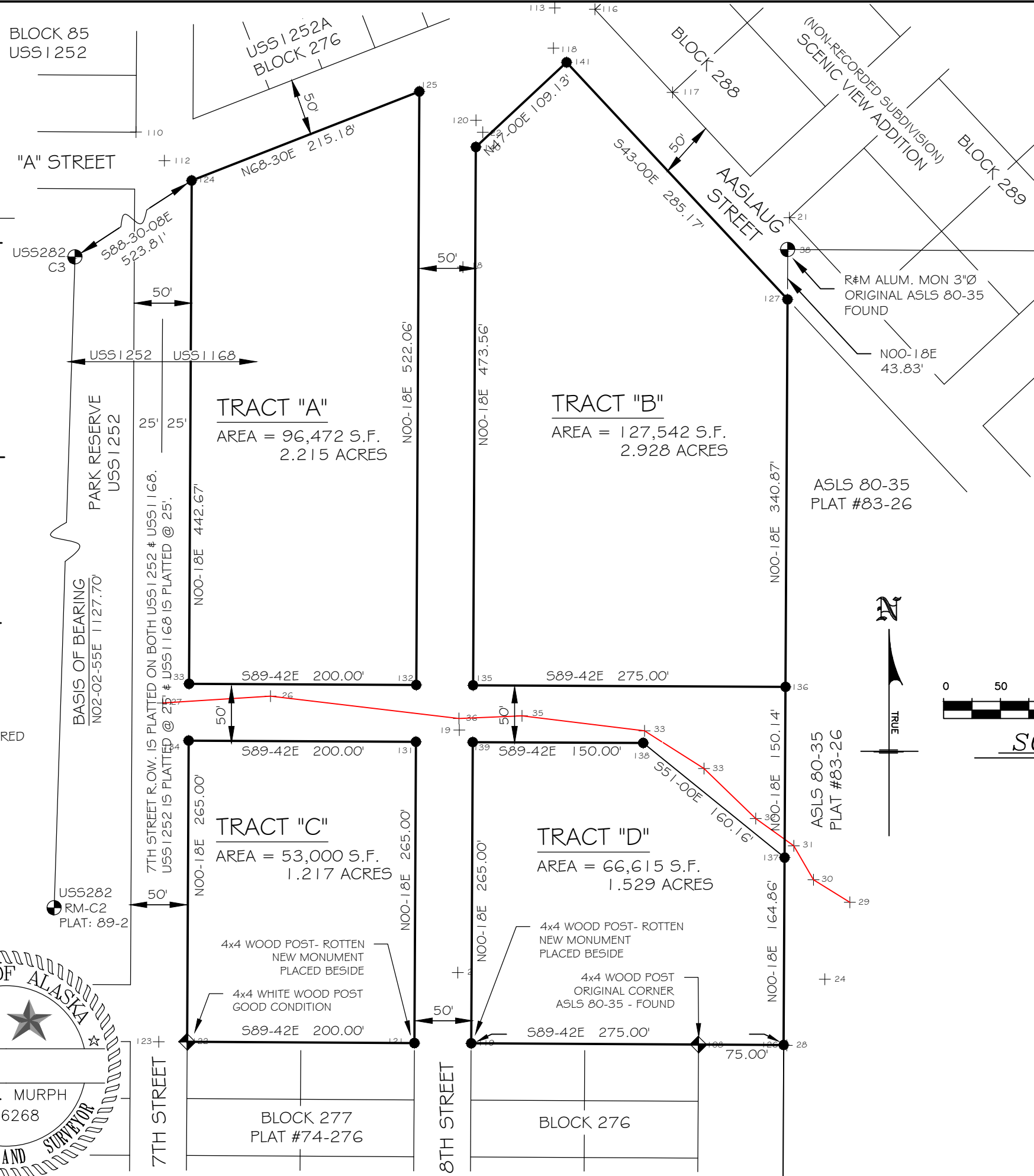
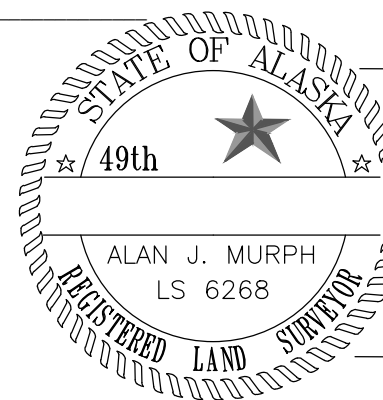
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NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

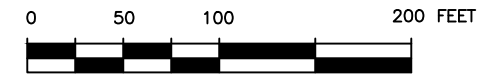
MY COMMISSION EXPIRES _____



VICINITY MAP
SCALE: 1/2" = 1 MILE

LEGEND

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- RECORD BEARING & DISTANCE
FOUND BEARING & DISTANCE



SCALE

OWNER: PETERSBURG BOROUGH
DOCUMENT: 1982-001116-0
FILE DATE: 12/13/1982
PETERSBURG RECORDING DISTRICT

PIA 8th STREET SUBDIVISION
A SUBDIVISION OF PORTION OF
US SURVEY 1168
FORMING TRACTS "A", "B", "C" & "D"

For: PETERSBURG BOROUGH
P.O. BOX 329
PETERSBURG, ALASKA 99833

Harai & Associates, Inc.
P. O. Box 625
Petersburg, Alaska 99833

Date: 11/12/2023	Surveyor: AJM	Project Number:
Scale: 1" = 100'	Drawn By: AJM	

*Petersburg Borough Parcels
Subdivision Approval
N. 8th Street
01-006-060 & 01-006-070*

Exhibit B





November 21, 2023

**THOMPSON HAROLD K THOMPSON ELIZABETH M
 PO BOX 1631
 PETERSBURG, AK 99833-1631**

NOTICE OF SCHEDULED PUBLIC HEARINGS

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

**An application from Petersburg Indian Association for a Minor Subdivision at N 8th Street,
 Tract A, US Survey 1168. (PID: 01-006-060, 01-006-070).**

The public hearing and consideration of the application will be held:	Tuesday, December 12th 2023, at 12:00 PM Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
<p style="text-align: center;">The meeting is open to the public. To attend via ZOOM, please contact Anna Caulum at 907-772-5409.</p>	

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

Name1	Name2	Address1	City	State	Zip
CHRIST FRY		PO BOX 1440	PETERSBURG	AK	99833-1440
HEATHER O'NEIL		PO BOX 1083	PETERSBURG	AK	99833-1083
SALLY DWYER		PO BOX 1788	PETERSBURG	AK	99833-1788
JIM FLOYD		PO BOX 281	PETERSBURG	AK	99833-0281
JOHN JENSEN		PO BOX 681	PETERSBURG	AK	99833-0681
PHIL MEEKS		PO BOX 1514	PETERSBURG	AK	99833-1514
MARIETTA DAVIS		PO BOX 673	PETERSBURG	AK	99833-0673
PETERSBURG INDIAN ASSOCIATION		PO BOX 1410	PETERSBURG	AK	99833-1410
ANDERSON PAUL	ANDERSON DARLENE	PO BOX 1454	PETERSBURG	AK	99833-1454
ANDERSON RODNEY	ANDERSON MELINDA	PO BOX 849	PETERSBURG	AK	99833-0849
BEAL R WILLIAM	BEAL TERRIE L	PO BOX 561	PETERSBURG	AK	99833-0561
BELL DUANE E	BELL DIANE	PO BOX 1301	PETERSBURG	AK	99833-1301
BERGMANN WILLIAM BERGMANN JOYCE A		PO BOX 130	PETERSBURG	AK	99833-0130
CARR REED T	CARR TONYA J	PO BOX 2168	PETERSBURG	AK	99833-2168
CLEMENS GEORGE D	CLEMENS MARY A	PO BOX 865	PETERSBURG	AK	99833-0865
COLLISON JEREMY N	COLLISON MARISSA A	PO BOX 1702	PETERSBURG	AK	99833-1702
CORNELIUS DONALD A	CORNELIUS KAREN A	PO BOX 1727	PETERSBURG	AK	99833-1727
CORRAO CHELSEA		PO BOX 1812	PETERSBURG	AK	99833-1812
CURTISS CRAIG CURTISS NANCY A		PO BOX 693	PETERSBURG	AK	99833-0693
DUNHAM LARRY D	MACDONALD LARINE H	PO BOX 424	PETERSBURG	AK	99833-0424
EILENBERGER MARILYN H		PO BOX 503	PETERSBURG	AK	99833-0503
EMMENEGGER DENNIS G	EMMENEGGER KATHRYN E	PO BOX 730	PETERSBURG	AK	99833-0730
EWING LYNN R	EWING DONNA M	PO BOX 1335	PETERSBURG	AK	99833-1335
FREEMAN HARLAN F	FREEMAN SHARON A	PO BOX 207	PETERSBURG	AK	99833-0207
GCI COMMUNICATION CORPORATION LESSEE		2550 DENALI ST STE 1000	ANCHORAGE	AK	99503
HALTINER FRED E HALTINER KAREN R		PO BOX 408	PETERSBURG	AK	99833-0408
HINDE BENJAMIN	HINDE MARCIE	PO BOX 2099	PETERSBURG	AK	99833-2099
HOFSCHULTE JAY		PO BOX 775497	STEAMBOAT SPR CO		80477
JOHNSON CARLEE RAE	BAXTER-MCINTOSH RANS	PO BOX 2162	PETERSBURG	AK	99833-2162
KAER JOHN C	KAER VICTORIA G	PO BOX 716	PETERSBURG	AK	99833-0716
KAINO DOUGLAS	MCNUTT NAN	PO BOX 295	PETERSBURG	AK	99833-0295
KAINO TEDDY T	KAINO SHIGEKO	PO BOX 265	PETERSBURG	AK	99833-0265
KIVISTO KURT	KIVISTO SHARON	PO BOX 1036	PETERSBURG	AK	99833-1036
LAMBE KELSEY	MCCAY TREVOR	PO BOX 631	PETERSBURG	AK	99833-0631
LEONARD MICHAEL		PO BOX 676	PETERSBURG	AK	99833-0676
LIGHTHOUSE ASSEMBLY OF GOD		PO BOX 49	PETERSBURG	AK	99833-0049
LITTLETON RYAN		PO BOX 2143	PETERSBURG	AK	99833-2143
LONGWORTH JOHN R		PO BOX 773	PETERSBURG	AK	99833-0773
LUTHERAN CHURCH		PO BOX 709	PETERSBURG	AK	99833-0709
MALONE ALAN J		PO BOX 135	PETERSBURG	AK	99833-0135
MAROHL AARON B		PO BOX 255	PETERSBURG	AK	99833-0255
MARTIN DAVID S		PO BOX 88	PETERSBURG	AK	99833-0088
MARTIN ROBERT W	MARTIN BECKY J	PO BOX 357	PETERSBURG	AK	99833-0357
MAZZELLA DAVID A	MAZZELLA HILLARY G	PO BOX 650	PETERSBURG	AK	99833-0650
MEDALEN HAROLD D	MEDALEN CHRISTINE	PO BOX 821	PETERSBURG	AK	99833-0821
MIDKIFF EARL	MIDKIFF SHANNON	PO BOX 1728	PETERSBURG	AK	99833-1728
MOORE JOSHUA A	MOORE VICTORIA R	PO BOX 2015	PETERSBURG	AK	99833-2015
NELSON DONALD NELSON BETTY		PO BOX 442	PETERSBURG	AK	99833-0442
NEWLUN NEIL	NEWLUN MARGARET	PO BOX 957	PETERSBURG	AK	99833-0957
OCHOA RAYMOND		PO BOX 2138	PETERSBURG	AK	99833-2138
OHMER DAVE N		PO BOX 13	PETERSBURG	AK	99833-0013
OTNESS HOLLI	OTNESS NELS	PO BOX 2058	PETERSBURG	AK	99833-2058
OTNESS NELS K III	OTNESS HOLLI I	PO BOX 716	PETERSBURG	AK	99833-0716
OVERDORFF ERIC C	OVERDORFF KELLY J	PO BOX 247	PETERSBURG	AK	99833-0247
PETERSBURG LITTLE LEAGUE LESSEE		PO BOX 1577	PETERSBURG	AK	99833-1577
PETERSBURG BOROUGH SCHOOLS		PO BOX 289	PETERSBURG	AK	99833-0289
PETERSBURG CHILDREN CENTER		PO BOX 138	PETERSBURG	AK	99833-0138
RESSLER CHARLES	RESSLER LOIS V	PO BOX 1313	PETERSBURG	AK	99833-1313
RONNE BILL H	RONNE RITA J	PO BOX 1035	PETERSBURG	AK	99833-1035
SPEL DONALD & TAUSHA	SPEL KOREN	PO BOX 1407	PETERSBURG	AK	99833-1407
STANTON GREGOR JAY	STANTON GREGOR LEA	PO BOX 2155	PETERSBURG	AK	99833-2155
STEELE WILLIAM		PO BOX 2004	PETERSBURG	AK	99833-2004
STEWART DAVID L		PO BOX 1018	PETERSBURG	AK	99833-1018
THOMAS BRANDON RANSOM		PO BOX 333	PETERSBURG	AK	99833-0333
THOMPSON FLOYD A		PO BOX 1436	PETERSBURG	AK	99833-1436
THOMPSON HAROLD K	THOMPSON ELIZABETH M	PO BOX 1631	PETERSBURG	AK	99833-1631
THORSEN STACEY A	THORSEN DEREK	PO BOX 784	PETERSBURG	AK	99833-0784
TURLAND BECKY A		PO BOX 1987	PETERSBURG	AK	99833-1987
US COAST GUARD		PO BOX 1290	PETERSBURG	AK	99833-1290
WARE WILLIAM A	WARE CHRISTINE J	PO BOX 672	PETERSBURG	AK	99833-0672
WELDE DOUGLAS		PO BOX 875	PETERSBURG	AK	99833-0875
WELDE RACHEL		PO BOX 1245	PETERSBURG	AK	99833-1245
WELLNER MICHAEL	WELLNER JENNIFER	PO BOX 1591	PETERSBURG	AK	99833-1591
WILKINSON TIM	WILKINSON RAE	PO BOX 895	PETERSBURG	AK	99833-0895
WRIGHT CHADWICK C	JOHNSON SARAH A	PO BOX 1956	PETERSBURG	AK	99833-1956
YUEN KEN	VIEN VIVIAN	PO BOX 1689	PETERSBURG	AK	99833-1689

Exhibit D

From: [Brandon Thomas](#)
To: [Anna Caulum](#)
Subject: PIA subdivision at N 8th St.
Date: Saturday, November 25, 2023 7:13:33 PM

To whom it may concern:

I am strongly in favor of the PIA subdivision plans along N 8th St.

Petersburg has a well documented lack of sufficient housing stock. This is especially true in the center of our town. Quality homes with walkable proximity our main amenities are needed.

The in-fill of the area between Aaslaug St. and Excel St. is a fantastic idea, and the Borough should support it in whichever ways it can.

Thank you,

Brandon Thomas
907-518-1737

Liz Cabrera

From: Don Cornelius <corndon1727@gmail.com>
Sent: Wednesday, November 15, 2023 9:53 AM
To: Liz Cabrera
Subject: November 14th Planning Commission Meeting

David
11/15
@

Hi Liz:

I totally missed the chance to enter our comments at the November 14th Planning Commission meeting when I couldn't connect with the zoom call, but just in case they are still useful, here's what we would have said.

Don Cornelius

Thank you for the opportunity to comment on the proposed sale of city (publicly owned) land to PIA for providing needed housing in Petersburg. This proposed sale offers the city the opportunity to do it right so that the greater public is not left out of the process.

We have two areas of concern.

The first is the proposed retention of a public use easement along the Nature Trail between the elementary school and ball park. While it's obvious PIA's intentions are to preserve the trail, It doesn't appear to include the trail's full intent. Paul Loris originally conceived the Nature Trail as it is named -- a place where Petersburg students could experience our natural wonders in their own "backyard." A large number of us including local businesses gave up considerable time and money to make that happen.

Part of what makes this popular trail so valuable is it parallels a small stream which crosses the trail somewhere in the western portion of this proposed land disposal -- a little west of the bench. This is a case where prudent planners should honor the vision and intent of those who built and enjoy the trail by creating a significant green belt on either side of the creek and trail. This would also enhance the value of properties that PIA develops.

On the east side of 8th Street this right of way could be a little more narrow, but it would be nice if it included all of the trail since the trail seems to curve out of the easement on the east end. Knowing how PIA has been so proactive in providing recreational opportunities to Petersburg residents, we trust they will have a solution to this problem.

Our other area of concern is another watercourse in a bit of a ravine, this one running a little north of the Nature Trail. Rather than destroying this stream by running it through a culvert, doing it right would mean preserving the watercourse with a buffer of trees on either side. We can see this being accomplished by the city retaining a greenbelt or, given PIA's reputation for good stewardship of Borough lands, by PIA protecting the stream when they plat out their project.

We might point out that PIA is asking to transfer a rather large tract of land into private ownership with this purchase so we would think these withdrawals will allow them to proceed while still protecting other resource values.

Thank you for the opportunity to comment.

Sincerely, Don and Karen Cornelius

Liz Cabrera

Subject: FW: 8th Street Land Sale

From: SharonBrad <sharonbradak@gmail.com>

Sent: Monday, December 4, 2023 8:43 PM

To: Assembly <assembly@petersburgak.gov>

Subject: 8th Street Land Sale

Hello and thank you for letting me comment on the proposed 8th Street land sale.

First, I would like to say that I whole heartedly support Petersburg Indian Association's efforts to provide affordable housing for our community and I'm grateful they are pursuing a remedy for this need.

I have several points that I would like to submit to the Assembly for consideration during the planning process for the proposed sale of the 8th Street property to Petersburg Indian Association and my comments are related to the Nature Trail.

1. The area the trail passes through has some excellent bird habitat and I hope that habitat can be retained as much as feasible. As evidence of this value, you should be aware that the trail is one of the Petersburg sites that the Alaska Audubon Society recommends on its website (<https://ak.audubon.org/southeast-alaska-birding-trail>) for people to visit. The riparian areas on the lower trail, and the alder patches on the upper trail are excellent habitat, and I would think some of the easiest to retain without impacting the feasibility for PIA's proposal. I think Mary Clemen's proposal to you in your December 4 Assembly meeting of 50' both sides of the trail will meet this need.
2. As I'm sure you know, several youth programs use this area, including Kinderskog. Please ensure the sites they use are kept in place. Outdoor education is important for our youth and having an area readily accessible from the school and day care is important.
3. I think having a survey of the existing trail location will help head off any unforeseen problems with the ROW location. It would be best if the trail remains located where it is. A corridor that is too narrow might necessitate making the trail steeper. It is not clear to me that the trail meander will fit within the 50' ROW as shown in the 11/12/23 drawing submitted to the Borough. The trail needs to follow a certain grade as it meanders up the hill. A second point on trail location is it would benefit from having a buffer between the trail and the new property owners. I.E. the homeowners and the trail users would be best served if the trail location was not immediately abutting the property line. An existing trail survey plotted over the proposed ROW would make it clear if there are any conflicts.

Thank you for the opportunity to comment, and thank you for all the effort you put into our community.

Brad Hunter

Anna Caulum

From: Mary Clemens <maryclemens1957@hotmail.com>
Sent: Tuesday, December 5, 2023 12:42 PM
To: Anna Caulum
Subject: Public Hearing to Consider a Minor Subdivision at N 8th Street

Hello Planning Commissioners,

I am commenting on the Petersburg Indian Association's application to purchase Borough property on North 8th Street.

First of all, I would like to commend PIA for trying to find solutions to our housing problem by purchasing Borough land to build housing units. And I also want to thank the Planning Commission for recognizing the importance of maintaining public access to the trail between the Elementary school and ballfield. Whether the trail is excluded from the sale, or a right-of-way or easement is applied to the trail, I would like to reiterate the importance of the trail to Petersburg.

Many people use the trail **daily** for commuting to work or school, for dog walking, for recreational walking and running, and for birdwatching. The area is used by school groups and others for the study of natural ecosystems. Our trail system near and within town is one Petersburg's greatest assets.

The part of the trail between the Elementary school and 8th Street is called the **Nature Boardwalk** and was built with the intent of having an intact natural area in the backyard of the school.

As I stated at the Borough Assembly meeting on Dec. 4th, I would like to see a buffer on **each side** of the trail of 50' – 100' wide, to retain the natural character of the trail. I understand PIA is proposing a 50' wide corridor for the trail. With the winding nature of the trail, a straight corridor of 50' means the trail could potentially be much less than 25' from the edge of the corridor in places. I would rather error on the side of a wider buffer than a too narrow corridor that would detract from the intention of a **Nature Boardwalk**. A generous buffer still leaves plenty of room for housing development in the area.

Thank you for considering my comments.

Mary Clemens