



Petersburg Borough, Alaska

Land Disposal Application

(\$500.00 non-refundable filing fee required)

Form must be completed in its entirety to be considered

Office Use:

Rec'd. by:

Fee: \$

Date Rec'd:

Date: 1/31/2025

This is a request for land disposal via:

☒ **Lease**

☐ **Exchange**

☐ **Purchase**

☐ **Other** _____

(Describe)

Parcel ID #(s) of Subject Property:

Southwest of 01-008-220

Per City Planner no Parcel Number

Proposed term of lease: 60 years

(total years)

Legal Description(s) of Property:

Water - Wrangell Narrows -

Current Zoning of Property:

Commercial

Is the Applicant applying to purchase under Petersburg Municipal Code Section 16.12.030 as one of the following? If yes, check approximate box below:

☐ State of Federal Agency

☐ Federally Recognized Tribe

☐ Nonprofit Entity

☐ Applying to Purchase for a Public Benefit Purpose per PMC 16.12.030

Applicant Name: Charles B. Robertson

Applicant Mailing Address: 741 Boston Post Road Guilford, CT 06437

Applicant Contact Info: 203-453-6800

(telephone and email)

cbrobertson@americancruiselines.com

1. Size of Area requested (identify the minimum area necessary in square feet): 22,000 sq ft
2. Attach a map showing the location of the parcel(s) requested. Map must show surrounding area with the land requested clearly marked with bolded borders or highlighted color.

If applicant is applying to purchase property under PMC 16.12.030 for a public benefit purpose, the application must include, at a minimum, the following:

- a) a conceptual plan;
- b) a financial plan; and
- c) a development timeline

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 attached

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

Petro 49 INC 119 Dock Street LOTS 01-008-220, 221, 222,230
US Coast Guard 117 Dock Street LOTS 01-008-200
US Forest Service 115 Dock Street LOTS 01-008-260

Rocky's Marine INC. 113 Dock Street LOTS 001-008-250
US Coast Guard 107 Dock Street LOTS 01-008-240,241

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: _____

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

See attached

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

A. Name, address and place of incorporation: _____
741 Boston Post Road Guilford, CT 06437
Place of Incorporation - Delaware

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

Name and address of registered agent: _____
Tonya Fisher
C/O Reliable Transfer 321 Hospital Dr Juneau, AK 99801

8. Why should the Planning Commission recommend Assembly approval of this request?
See attached

9. How is this request consistent with the Borough's comprehensive plan?
See attached

10. Prior to submitting this application, please verify with pertinent Borough Departments that the land requested for lease, purchase, exchange or other disposal 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: _____


Signature of Department Commenter

Department Comments: _____

Signature of Department Commenter

Signature of Department Commenter

Signature of Department Commenter


 Notary Public in and for the State of ~~Alaska~~ CONNECTICUT
 My Commission Expires: 9/30/2028

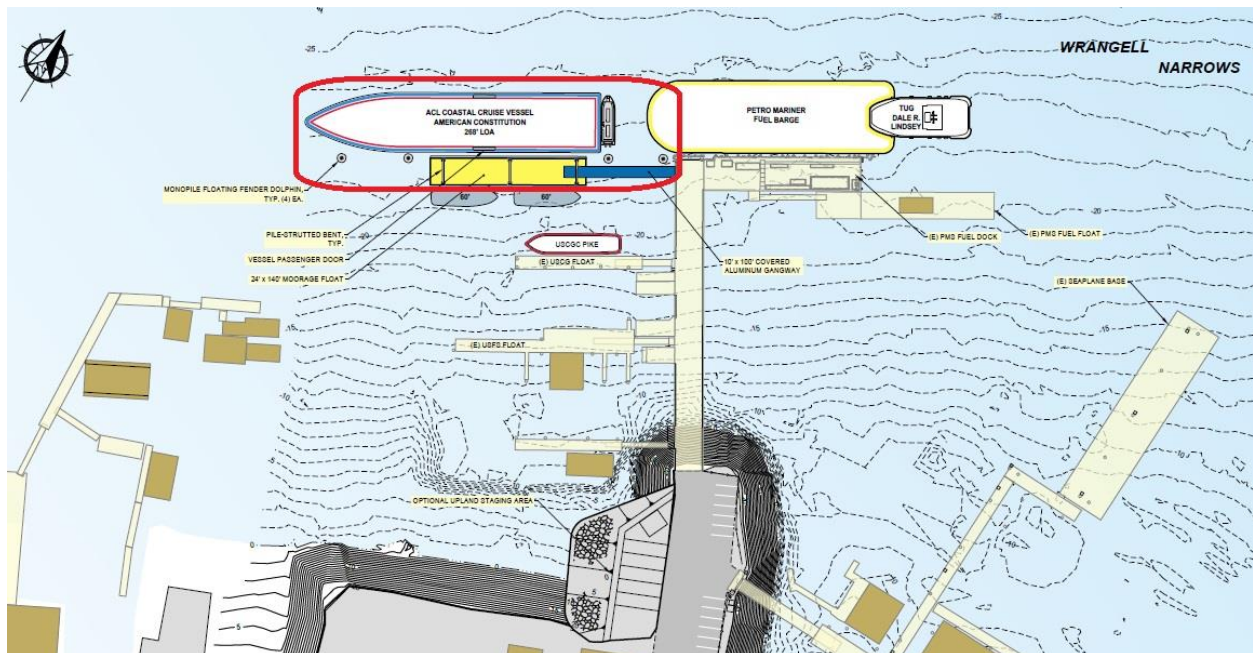
***Petersburg Borough, Alaska
Land Disposal Application
Additional Information***

Applicant: American Cruise Lines



2. Attach a map showing the location of the parcel (s) requested. Map must show surrounding area with the land requested clearly marked with bolded borders or highlighted color.

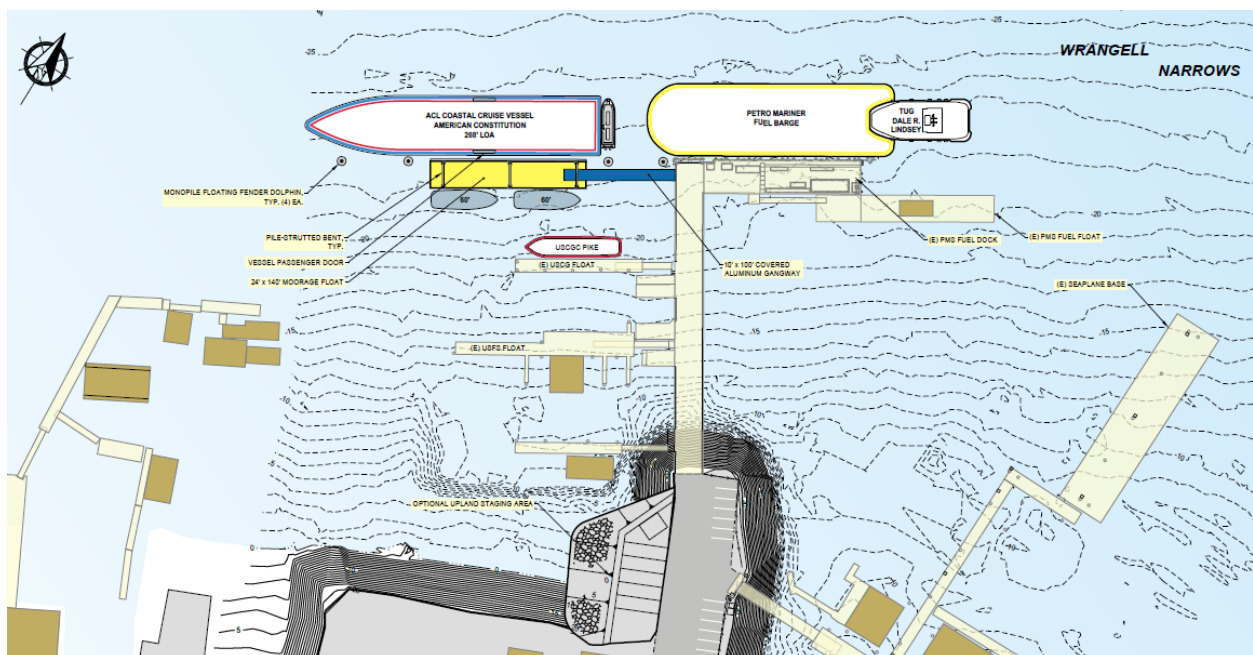
Requested parcel is outlined below in **RED**.



3. Narrative on Use of Property:

The proposed use of this property would be utilized to construct a new dock for use by American Cruise Lines and its 170 passenger overnight cruise vessels. The project would consist of a gangway and moorage float extending to the SW of parcel 01-008-220 * 119 DOCK STREET * PETRO 49 INC, LESSEE and PETERSBURG BOROUGH LESSOR. This project would include an approximately 10' x 100' aluminum gangway extending to a 24' x 140' moorage float. Included in the scope of this project are two (2) monopiles equipped with floating fenders which will be used by vessels for mooring lines. It is estimated that this project will cost approximately \$3 million dollars.

Construction of this project will allow small overnight cruise vessels to operate with a consistent schedule which in turn will contribute to the local economy as guests aboard are able to explore the Borough of Petersburg.



6. What local, state or federal permits are required for the proposal use?

- USACE DA Individual Permit including Practicable Alternatives Analysis and Biological Assessment
- Incidental Harassment Authorization with formal NMFS consultation and Marine Mammal Monitoring and Mitigation Plan (4MP).
- Compensatory Mitigation for unavoidable impacts due to intertidal fill discharges associated with the proposed parking area, if it is to be constructed.
- ADEC 401 Water Quality Certification.
- ADEC Plan Review and Approval to Operate for water and sewer systems
- ADEC Stormwater Plan Review and Letter of Concurrence for runoff in the proposed parking lot, if constructed.
- Sunflower Sea Star Harassment Authorization with formal NMFS consultation.
- Local Building Permits possibly.

8. Why should the Planning Commission recommend Assembly approval of this request?

The overarching goal of the Borough's February 2016 Comprehensive Plan Update identified in Chapter 5 is to improve the diverse transportation system that links Petersburg to the outside world. As a part of this goal, promoting a growing economy in the commercial fish processing and tourism are identified as key components. Planning Commission approval of this request would allow for consistent tourism and economic benefit during scheduled dockings of American Cruise Lines vessels each summer.

9. How is this request consistent with the Borough's comprehensive plan?

The Borough's February 2016 Comprehensive Plan Update identifies objectives for the waterfront lands in Petersburg. One of those objectives is to utilize good planning to support a diverse use of the waterfront. The concept plan proposed by American Cruise Lines allows for dock development in a location which would not impede other area users including federal agencies, marine business and a commercial fueling operation serving the vital fishing community.