

PLANNING COMMISSION REPORT

Action # 2026-0103
Meeting Date: 1/13/2026
Applicant(s): Petersburg Borough
Property Owner(s): Petersburg Borough
Property Address: 121 Dock Street
Legal Description:
Parcel ID 01-008-099 (proposed)
Acreage/Lot Size 28,800 Sq. Ft.
Current Zoning n/a
Comp Plan Designation: n/a
Request Type: Zoning Map Amendment

EXECUTIVE SUMMARY

Applicant Request: Assign a zoning classification of Industrial - Marine Industrial Overlay to a proposed lease parcel that is currently unzoned.

Recommendation: Recommend Approval

Key Issues: The proposed lease is a new lease lot to American Cruise Lines (ACL). Borough property must be zoned prior to lease or sale.

PROJECT DESCRIPTION

Proposal Details

Intended Use Mooring Float for commercial passenger vessel.
Building/Development n/a
Site Improvements Moorage float
Operations Plan n/a
Timeline

Site Characteristics

Size: 28,800 sf
Topography: water
Existing Structures: none
Legal Access: Dock Street
Utilities: none
Constraints: none

ZONING AND LAND USE ANALYSIS

Proposed Zoning

Zone Marine Industrial Overlay

Intent The Marine Industrial Overlay (MIO) Zone is established to protect and promote the maritime economy by restricting uses on certain land or tidelands

Principal Uses Uses outlined in Section 19.50.040 for MIO include harbors, marinas, mooring facilities.

Conditional Uses There are no conditional uses in the MIO.

Surrounding Zoning

Actual Land Use

North	Marine Industrial Overlay
South	Marine Industrial Overlay

Commercial/Industrial
Commercial/Industrial

East	Marine Industrial Overlay
West	n/a

Commercial/Industrial
Vacant

Development will be directed by lease agreement with the applicant. The lease agreement sets allowed uses, terms of use, etc.

STANDARDS ANALYSIS (PMC 19.84)

Impact on proposed site and surrounding properties, if any, of proposed activity:

1. Findings as to need and justification for the proposed change
2. Findings as to impact on the Comprehensive Plan

DEPARTMENT REVIEWS

Department Name	Comments
Public Works	No comments.
Power & Light	No comments.
Fire/EMS	No comments.
Harbor Dept.	Supports Rezone. See attachment E.

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 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

Findings of Fact

- Finding 1: The borough intends to lease a portion of tidelands/submergedlands for construction of a mooring facility.
- Finding 2: Borough codes requires borough-owned property to be zoned prior to lease or sale.
- Finding 3: The location and proposed use of the parcel is consistent with Marine Industrial Overlay
- Finding 4: The zoning is consistent with Goal 5 of the Land Use Chapter of the Comprehensive Plan to prioritize water-dependent uses on the waterfront and allow for a diversity of uses to maximize value.

ATTACHMENTS

A. Maps	C. Public Comments	E. Harbor Board Minutes	G. Meeting Minutes
B. Applicant Materials	D. Public Notice	F. Harbormaster Comments	

RECOMMENDATION: The Planning Commission recommends the Borough Assembly approve the application to zone the proposed ACL lease lot to Industrial and include the parcel within the boundaries of the Marine Industrial Overlay.

AYE: 6

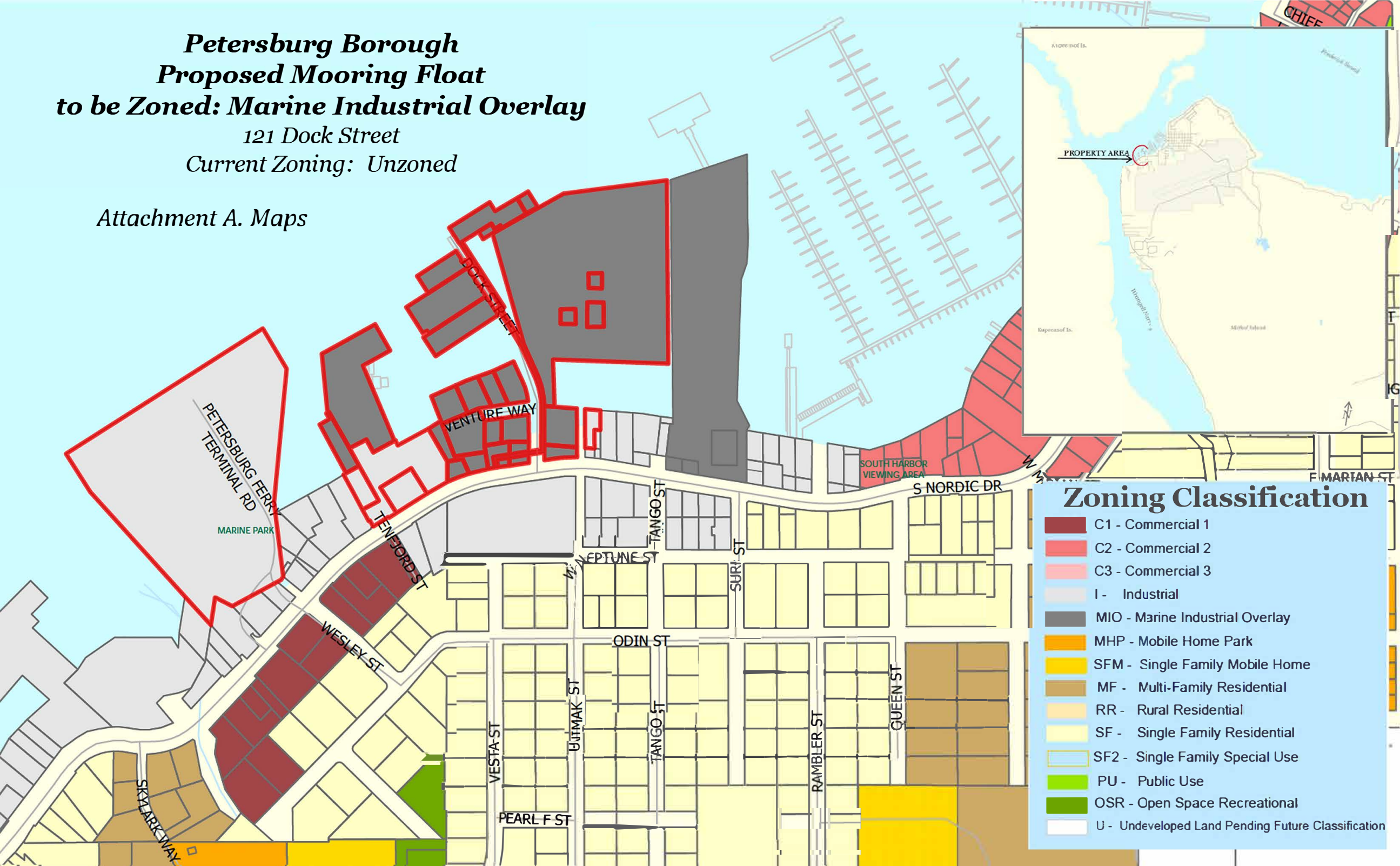
NAY: 0

ABSENT: 1

**Petersburg Borough
Proposed Mooring Float
to be Zoned: Marine Industrial Overlay**

121 Dock Street
Current Zoning: Unzoned

Attachment A. Maps





PETERSBURG BOROUGH ZONING CHANGE REQUEST

For Borough Use	Date:
Base Fee: \$100	Check No. or CC:
Public Notice Fee: \$70	Received by:
Total: \$170	Code to: 110.000.404110

APPLICANT INFORMATION

NAME: **Petersburg Borough**

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION: end of Dock Street			Lot Size: 25,000 sf
LOT:	BLOCK:	SUBDIVISION:	PLAT #:
PARCEL ID:	ZONE: Unzoned		OVERLAY:

Current Use of Property: **Vacant**

Proposed Use of Property: **Mooring Float**

LEGAL ACCESS AND UTILITIES

WASTEWATER SYSTEM: What is the current or planned system? ☒ Municipal ☐ DEC-approved on-site system

WATER SOURCE: What is the current or planned system? ☒ Municipal ☐ Cistern/Roof Collection ☐ Well

LEGAL ACCESS TO LOT(S) (Street Name): **Dock St**

SUBMITTALS

Please submit letter stating the new zoning and explaining the need for the change.

SIGNATURE(S)

I hereby affirm all 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-or-authorized agent thereof for the property subject herein.

Applicant(s):  Date: 12/9/2026

Owner (if different from applicant): _____ Date: _____

Owner (if different from applicant): _____ Date: _____



December 19, 2025

RUTHERFORD ANDREW
PO BOX [REDACTED]
[REDACTED]

NOTICE OF SCHEDULED PUBLIC HEARINGS

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

Recommendation to the Borough Assembly regarding a rezone of a proposed lease lot at the end of Dock St. from un-zoned to Industrial with Marine Industrial overlay. (PID: 00-000-000)

The public hearing and consideration of the application will be held:	Tuesday, January 13, 2026, 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

Name1	Name2
CHRIS FRY	
HEATHER O'NEIL	
SARAH FINE-WALSH	
JOHN JENSEN	
JOSHUA ADAMS	
MARIETTA DAVIS	
MIKA CLINE	

ALASKA COMMERCIAL ELECTRONICS LLC
 ALASKA STATE OF
 BIRCHELL PROPERTIES LLC
 CORLS CUSTOMS LLC
 ISLAND REFRIGERATION LLC
 NORDIC HOUSE BED & BREAKFAST INC
 PETERSBURG FLYING SERVICES LLC
 PETRO 49 INC
 PISTON AND RUDDER SERVICE INC
 ROCKY'S MARINE INC.
 ROSVOLD ERIC
 RUTHERFORD ANDREW
 US COAST GUARD
 US FOREST SERVICE
 ALASKA DOT & PF

Minutes from Petersburg Harbor and Ports Advisory Board Regular meeting Wednesday 26th, at 6:30 pm in the Assembly Chambers.

1. ROLL CALL The meeting was called to order by Former Chairman Martin at 6:30pm.
Present: Board Members Kittams, Spigelmyre, Knight, McDonald, Randrup, and Cardenas and Liaison Schwartz
Absent: Member Roberge, excused
Public in attendance: Jeff Meucci, Bob Martin
Zoom attendance: NA
Staff: Harbormaster Wollen & Ed Tagaban
2. APPROVAL OF THE MINUTES: The minutes of April 3rd, 2025, regular meeting was approved as written.
3. AMENDMENT & APPROVAL OF MEETING AGENDA: Agenda was approved as written
4. PERSONS TO BE HEARD RELATED TO AGENDA: N/A
5. PERSONS TO BE HEARD RELATED TO UNRELATED TO AGENDA: N/A
6. HARBOR MASTER REPORT:
 - A. Report attached
7. UNFINISHED BUSINESS: N/A
8. NEW BUSINESS:
 - A. **Appointment of Board Chair and Vice Chair:**

Member McDonald made the following motion, seconded by Member Randrup.
"I nominate Casey Knight to Board Chair and Don Spigelmyre as Vice Chair".
Past Chairman Martin opened the discussion allowing members to give opinion and ask questions of candidates, no questions asked. Motion carried 6-0. Member Knight resumed the meeting as Chair.
 - B. **American Cruise Lines Lease Application:**

Chairman Knight asked Harbormaster Wollen to update the Board on the status of ACL proposed partnership with the Borough to build a multipurpose small cruise ship dock and review what led to the change of course to pursue the tidelands lease to build a private facility. Member Spigelmyre made the following motion, seconded by Member Kittams. ***"The Harbor recommends the approval of the American Cruise Lines Lease Application to the Borough Assembly"***. Upon discussion, Member McDonald made an amendment, seconded by member Spigelmyre: ***"to include in the main motion recommendations for appropriate controls as part of the lease agreement as well as a request to allow the lease agreement to come back before the Harbor Board prior to Assembly approval."***
Amendment passed with voting Yea: Board Chair Knight, Member Spigelmyre, Member Kittams, Member Cardenas, Member McDonald and voting NO: Member Randrup.
The original motion was amended to read, ***"The Harbor Board recommends the approval of the American Cruise Lines lease application with appropriate controls as part of the lease agreement and requests the final draft is allowed a final review by the Board prior to Borough Assembly approval"***.
Motion carried with voting Yea: Board Chair Knight, Board Member Spigelmyre, Board Member Cardenas, Board Member Kittams, Board Member McDonald and voting NO: Member Randrup.

C. Proposed 2026 Proposed Rate Increase:

Chairman Knight asked Harbormaster Wollen to update the Board and provide background on proposed rate increase. Member McDonald made the following motion, seconded by Member Spigelmyre ***“The Harbor Board recommends the approval of the proposed 2026 rate increase to the Borough Assembly”***. Motion carried with voting YEA: Board Chair Knight, Member Spigelmyre, Member Kittams, Member McDonald and voting NO: Member Randrup and Member Cardenas.

D. South Harbor Parking Lot/Drive Down Paving Project:

Chairman Knight asked Harbormaster Wollen to present the proposed paving project and provide background on the SECON quote. Member Spigelmyre made the following motion, seconded by Member Kittams. ***“The Harbor Board recommends the approval of the proposed South Harbor Parking Lot/Drive Down Paving Project to the Borough Assembly”***. Motion carried with voting YEA: Chairman Knight, Member Spigelmyre, Member Kittams, Member Cardenas, Member McDonald and voting NO: Member Randrup.

9. COMMUNICATION: N/A

10. DISCUSSION ITEMS: N/A

11. ADJOURN: The Board adjourned at 7:32 pm.

Date Approved _____



RE: January Planning Commission

From Glorianne Wollen [REDACTED] >

Date Tue 12/9/2025 10:13 AM

To Liz Cabrera [REDACTED]; Karl Hagerman <k[REDACTED]>; Aaron Marohl [REDACTED]; Aaron Hankins [REDACTED]; Ryan Welde [REDACTED]; Dan Bird [REDACTED]; James Kerr [REDACTED]; [REDACTED]

The Harbor Department is supportive of the rezone of the proposed ACL lease parcel to Industrial Marine Industrial Overlay. It is important to the community now and in the future that these tidelands are specifically zoned for a marine based industry waterfront access and use. The Marine Industrial Overlay protects the intrinsic value of limiting the use to maritime industry and will achieve the goal of keeping this Borough property economically affordable and active.

Thanks,
Glo Wollen
Harbormaster

From: Liz Cabrera [REDACTED]

Sent: Monday, December 8, 2025 10:40 AM

To: Karl Hagerman [REDACTED]; Aaron Marohl <a[REDACTED]> Aaron Hankins [REDACTED]; Ryan Welde [REDACTED]; Dan Bird [REDACTED]; James Kerr [REDACTED]; Glorianne Wollen [REDACTED]; [REDACTED]

Subject: January Planning Commission

Hello,

Please let me know if you have any comments on the following attached applications:

1. Minor Subdivision at 1200 Haugen
2. Variance at 506 Excel St.
3. Rezone of proposed ACL lease parcel at the end of Dock ST to Industrial/Marine Industrial Overlay (attached is their original lease application so you have a visual).

Thanks,
Liz
Liz Cabrera
Community Development
Petersburg Borough
PO Box [REDACTED]
Petersburg AK 99833
[REDACTED]



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, January 13, 2026

12:00 PM

Assembly Chambers

1. Call to Order

The meeting was called to order at 12:00PM.

2. Roll Call

PRESENT

Commission Chair Chris Fry
Commission Vice-Chair Heather O'Neil
Commissioner Marietta Davis
Commission Secretary Sarah Fine-Walsh
Commissioner Joshua Adams
Commissioner Mika Cline

ABSENT

Commissioner John Jensen

Commission Chair Fry Excused Commissioner Davis from the past 2 meetings, Commissioner Jensen from the past two meetings as well as himself from the previous meeting.

3. Acceptance of Agenda

Commission Chair Fry mentioned public hearing item A. Consideration of an application from Central Council Tlingit Haida for a minor subdivision at 1200 Haugen Drive will be postponed to the March meeting because of a presentation they will be doing in February to answer questions.

Motion to amend the agenda made by Commission Secretary Fine-Walsh, Seconded by Commission Vice-Chair O'Neil.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Davis, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline

The agenda was accepted as amended.

Motion to made by Commission Secretary Fine-Walsh

All in Favor Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Davis, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline

4. Approval of Minutes

A. December 9, 2025, meeting minutes

The December 9, 2025, meeting minutes were unanimously approved.

Motion made by Commissioner Cline, Seconded by Commission Secretary Fine-Walsh.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Davis, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline

5. Public Comments

None

6. Consent Calendar

None

7. Public Hearing Items

A. Consideration of an application from Central Council Tlingit Haida for a minor subdivision at 1200 Haugen Drive (PID: 01-012-010).

Postponed to March meeting

B. Recommendation to the Borough Assembly regarding a vacation of a portion of the North 9th Street right-of-way.

Motion made by Commission Secretary Fine-Walsh, Seconded by Commissioner Cline.

Commission Secretary Fine-Walsh mentioned the staff findings were persuasive and consistent with comments from adjacent landowners that this would be beneficial to them.

Commission Chair Fry and Commissioner Adams agreed that this seems straightforward.

Lizzy Thompson spoke confirming that she submitted the vacation application. She also stated that she, Harold Medalen, and Craig Curtis are interested in purchasing the property; however, the other neighboring party is not interested.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Davis, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline

C. Recommendation to the Borough Assembly regarding a rezone of a proposed lease lot at the end of Dock St. from un-zoned to Industrial with Marine Industrial overlay. (PID: 00-000-000)

Harbormaster Glorianne Wollen spoke in support of recommending the rezone to the Borough Assembly.

Motion made by Commission Secretary Fine-Walsh, Seconded by Commissioner Adams.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Davis, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline

D. Recommendation to the Borough Assembly to pursue a land exchange with Tidal Networks for the Rory Rd property for publicly owned land for the purpose of relocating a planned communications equipment tower to a lower impact area, such as the shooting range.

Greg Browning resident of Papke's spoke on behalf of himself in support of the land exchange. He does not want to see a tower in his neighborhood.

Tom Kowalske spoke representing himself, he is in support of a land exchange to relocate the planned tower.

Judy Ohmer spoke representing herself as well as the 230 residents who have signed a statement of concern regarding the location of towers. She encouraged the Planning Commission to pass this recommendation to the Borough Assembly.

Sarah Holmgrain spoke representing herself as well as being a real estate business owner in town. She would like to see the Planning Commission recommend to the Borough Assembly a land swap. From a real estate point of view, towers will hamper people in that vicinity from selling their property.

Rebecca Knight spoke representing herself with concerns regarding tower locations. She is in favor of a land exchange.

Nicole McMurren spoke representing herself, she is curious why we are working so hard to accommodate something that she's not hearing a groundswell of support for.

John Murgas spoke representing himself. He commended the Kvernvik's for their well written letter in the packet. He would like to see towers in alternate locations.

David Beebe spoke representing himself. He spoke of his past experience on the Planning Commission and founding principles and meaning of government, of the people, for the people and by the people. He urged the Commission to table this resolution (minor subdivision) for reasons of abandoning ethics in violation of the public trust.

Motion made by Commission Secretary Fine-Walsh, Seconded by Commissioner Davis.

A proposed amendment to the motion made by Commission Secretary Fine-Walsh to add language to the recommendation at the end of the sentence - such as the shooting range or the Borough owned land on the Falls Creek Road past the mill.

Director Liz Cabrera mentioned the Borough doesn't own that land, it's State owned.

Proposed amendment to the motion receives no second.

A proposed amendment to the motion made by Commission Vice-Chair O'Neil to recommend to the Borough Assembly they look into acquiring from the State some land at Falls Creek that would suffice for an alternative location of the Papkes tower. Seconded by Commissioner Adams.

Discussion.

Commission Vice-Chair O'Neil made an amendment to the amendment to Recommend to the Borough Assembly to pursue a land exchange with Tidal Networks for the Rory Rd property for publicly owned land for the purpose of relocating a planned communications equipment tower to a lower impact area. Seconded by Commissioner Secretary Fine-Walsh.

Voting on the amendment to the amendment Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Davis, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline.

Commission Secretary Fine-Walsh further made an amendment to the amendment to remove the words "publicly owned" from the recommendation. Seconded by Vice Chair O'Neil.

Voting on the amendment to the amendment:

A Recommendation to the Borough Assembly to pursue a land exchange with Tidal Networks for the Rory Rd property for land for the purpose of relocating a planned communications equipment tower to a lower impact area.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Davis, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline

Voting on the motion as amended.

A Recommendation to the Borough Assembly to pursue a land exchange with Tidal Networks for the Rory Rd property for land for the purpose of relocating a planned communications equipment tower to a lower impact area.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Davis, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline

8. Non-Agenda Items

A. Commissioner Comments

- Continuation of discussion on recommendation to Borough Assembly regarding Wireless Communication Facilities

Commission Vice-Chair O'Neil read into record a proposal for an actionable item for next month's agenda. The proposal would change and add language to ordinances 19.44.020, 19.32.020, 10.36.020 dealing with principal permitted uses to add line items titled "Communication Equipment, Commercial Wireless Communications Facilities, Broadband and 5G, 6G.

Commission Secretary Fine-Walsh stated that the Commission is working on a proposal for zoning changes. The current Borough code is pre cell phone and does not contemplate communication towers. She encouraged the community to give feedback and comments.

Motion made by Commission Vice-Chair O'Neil, Seconded by Commission Secretary Fine-Walsh.

Commission Chair Fry spoke to say that the Commission is barred from making decisions based on the potential health risks of any transmitter by the federal government.

Commissioner discussion.

Jackie Tyson spoke representing herself she has concerns about the tower planned to be constructed by her home at Papkes.

Greg Browning spoke representing himself. He questioned how a second service area would work as far as Papkes lack of service and the taxation change.

Commission Secretary Fine-Walsh spoke to say what folks are looking for is a new service area not an extension of service area 1, because it would affect taxes and building codes.

Judy Ohmer spoke on behalf of herself mentioning during a Borough Assembly meeting, they were talking about a new service area 2 being created and the manager said it would take 3 years.

Tom Kowalske spoke representing himself referring to documents he gathered from the Environmental Health Trust along with Children's Health Defense sued the FCC and won. He encouraged the Commission to read the decision.

Emergency Services Director Aaron Hankins spoke to say, currently, as far as he is aware the building official, fire marshal, nor Police officers have jurisdiction outside of service area 1.

Commissioner Discussion.

Scott Newman representing himself he encouraged the Commissioners to not use the Borough of Haines ordinance as a starting point but to look at other communities' ordinances like Juneau who have two attorneys on staff at every meeting.

Nicole McMurren spoke on her own behalf with concerns that Tlingit and Haida has not proven the need. In attempt to serve the loudness of the community, we are trying to do something very large too quickly.

Tara Lucas spoke representing herself she feels we are being cornered by the towers and likes the idea of the alternative cables.

Discussion.

Commission Chair Fry called a special meeting January 23, 2026, from 10AM - 12:00PM in the Assembly Chambers to discuss initiation of an amendment to Title 19, Zoning, to address Wireless Communication Facilities.

Voting on the original motion Nay: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Davis, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline

Commissioner Adams spoke regarding his idea of reducing parking mandate from 2 vehicles per unit to 1 vehicle per unit. He also spoke regarding creating a historical commission that is already in Borough code.

B. Staff Comments

- December Zoning Practice

C. Next Meeting is February 10, 2026.

9. Adjournment

The meeting adjourned at 2:20PM.

Motion made by Commission Secretary Fine-Walsh, Seconded by Commissioner Cline. Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Davis, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline