

**PETERSBURG BOROUGH
ORDINANCE #2026-04**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR SERVICE AREA 1
OF THE PETERSBURG BOROUGH TO ZONE A PARCEL OF BOROUGH
TIDELAND INDUSTRIAL (I-1) WITHIN THE MARINE INDUSTRIAL OVERLAY ZONE
SUBDISTRICT**

WHEREAS, the Petersburg Borough owns a parcel of tidelands as shown on Attachment A hereto, and more specifically described as follows:

Commencing at corner 4 of the U.S. Coast Guard Float Lease, said corner shown on City of Petersburg Coast Guard Float Lease Plat #89-4 by Rick Braun L.S. #5485, which shall also be designated as corner 1 and the Point of Beginning of the ACL Lease Parcel, thence S 57°40'00" W a distance of 300.00' to corner 2 of the ACL Lease Parcel, thence N 32°20'00" W a distance of 75.00' to corner 3 of the ACL Lease Parcel, thence N 57°40'00" E a distance of 300.00' to corner 4 of the ACL Lease Parcel, thence S 32°20'00" E a distance of 75.00' to corner 1 of the ACL Lease Parcel and the Point of Beginning

("the parcel"); and

WHEREAS, the parcel is currently unzoned; and

WHEREAS, American Cruise Lines, Inc. (ACL) has filed an application to lease the parcel to construct a mooring float and gangway, to dock their marine passenger vessels and onload and offload passengers and supplies; and

WHEREAS, in connection with that application, a petition to zone the parcel was submitted to the Planning Commission by the Borough Manager on December 9, 2025; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on the proposed zoning on January 13, 2026, and considered and reviewed applicant materials, public comments and testimony, and staff report; and

WHEREAS, a recommendation to zone the parcel Industrial (I-1), in the Marine Industrial Overlay Zone subdistrict, passed the Planning Commission by a vote of 6-0; and

WHEREAS, the Borough is currently negotiating the terms and conditions of lease of the parcel to ACL, said parcel to be zoned in conjunction with the lease; and

WHEREAS, Chapter 19.84 of the Petersburg Municipal Code (Service Area 1) provides for zoning amendments whenever the public necessity, convenience or general welfare requires; and

WHEREAS, Borough Charter Section 3.01(K) and Section 1.12.010(G) of the Municipal Code require amendments to the official zoning map be enacted by ordinance.

THEREFORE, THE PETERSBURG BOROUGH ORDAINS as follows:

**PETERSBURG BOROUGH
ORDINANCE # 2026-04**

Section 1. Classification. This Ordinance is of a general and permanent nature but will not be codified in the Municipal Code.

Section 2. Purpose. The purpose of this Ordinance is to amend the Official Zoning Map for Service Area 1 of the Petersburg Borough.

Section 3. Substantive Provisions.

Zoning of Parcel.

The Official Zoning Map for Service Area 1 of the Petersburg Borough, codified and referenced in Section 19.08.020 of the Municipal Code, is hereby amended to zone the following described parcel Industrial (I-1), within the Marine Industrial Overlay Zone subdistrict:

Commencing at corner 4 of the U.S. Coast Guard Float Lease, said corner shown on City of Petersburg Coast Guard Float Lease Plat #89-4 by Rick Braun L.S. #5485, which shall also be designated as corner 1 and the Point of Beginning of the ACL Lease Parcel, thence S 57°40'00" W a distance of 300.00' to corner 2 of the ACL Lease Parcel, thence N 32°20'00" W a distance of 75.00' to corner 3 of the ACL Lease Parcel, thence N 57°40'00" E a distance of 300.00' to corner 4 of the ACL Lease Parcel, thence S 32°20'00" E a distance of 75.00' to corner 1 of the ACL Lease Parcel and the Point of Beginning, as further shown on Attachment A hereto.

Section 4. Where Record to be Maintained. This non-Code ordinance, and the enactment of the zoning amendment referenced under Section 3 of this ordinance, shall be maintained with the zoning records of the Borough.

Section 5. Effective Date. This Ordinance will be effective immediately upon adoption.

PASSED and APPROVED by the Assembly of the Petersburg Borough, Alaska this 2nd day of March, 2026.

Bob Lynn, Mayor

ATTEST:

Rebecca Regula, Borough Clerk

Adopted:
Published:
Effective:

WRANGELL NARROWS

UNSUBDIVIDED PORTION OF
ALASKA TIDELANDS SURVEY No. 9

N 57°40'00" E 300.00'

VICINITY MAP
SCALE: 1" = 1 MILE

THIS
SURVEY

S 32°20'00" E 75.00'

ACL LEASE PARCEL
22,500 S.F.

S 57°40'00" W 300.00'

UNSUBDIVIDED PORTION
ALASKA TIDELANDS SURVEY No. 9

S 32°20'00" E 95.00'

145.00'
S 32°20'00" E 62.00'
COAST GUARD
FLOAT LEASE
PLAT #89-4
8,984 S.F.

145.57'
N 57°40'00" E
14.98'
U.S. FOREST SERVICE
TIDELANDS LEASE PARCEL A
PLAT #84-24
19,000 S.F.

N 57°40'00" E
14.41'
T-37 BOUNDARY
PETERSBURG PORT FACILITY DOCK
S 32°20'00" E 62.00'
S 32°20'00" E 95.00'

NOTES:

1. ACL LEASE PARCEL WILL BE TIED TO, TWO CENTERLINE MONUMENTS IN S. NORDIC DR. THE BEARING OF THE LINE BETWEEN THE TWO CENTERLINE MONUMENTS WILL BE THE BASIS OF BEARING FOR THIS SURVEY.

ACL LEASE PARCEL
SURVEY

A PLAT CREATING THE ACL LEASE PARCEL
LOCATED WITHIN A PTN. OF T-37, TIDELANDS ADDITION
SUBDIVISION & WITHIN AN UNSUBDIVIDED PTN. OF ATS 9
PETERSBURG RECORDING DISTRICT

CLIENT: PETERSBURG BOROUGH
BOX 329
PETERSBURG, AK 99833

0' 50' 100'

GRAPHIC SCALE: 1" = 50'

LEGEND

- ACL LEASE PARCEL BOUNDARY
- OTHER LEASE PARCEL SIDE BOUNDARY
- SURVEY TIE LINE
- S. NORDIC CENTERLINE MON. RECOVERED THIS SURVEY
- PETERSBURG PORT FACILITY DOCK

SURVEYOR	CENTRAL SOUTHEAST SURVEYORS
P.O. BOX 533, PETERSBURG AK 99833	PH (907) 518-0075
DRAWING COMPLETED	01/27/26
DRAWING No.	ACL LEASE PCL 2025