

Planning Commission Staff Report & Finding of Fact

Meeting Date: August 12, 2025

APPLICANT/AGENT:

Central Council of the Tlingit & Haida
Indian Tribes of Alaska

OWNER(S), IF DIFFERENT:

Petersburg Borough

LEGAL DESCRIPTION:

Portion of Tract A, USS 1168

LOT AREA:

10,040 sf

LOCATION:

1200 Haugen Dr

SURROUNDING ZONING:

North: Commercial-1

South: Commercial-2

East: Commercial-1

West: Public Use

ZONING:

Public Use

PID:

01-012-010

APPLICATION SUBMISSION DATE:

I. APPLICANT REQUEST: The applicant has requested to purchase 10,040 sf of borough-owned property.

II. APPLICABLE CODE:

16.12 ACQUISITION OR DISPOSAL OF BOROUGH PROPERTY

19.48 P-1, PUBLIC USE DISTRICT

III. FINDINGS:

1. Subject property is owned by the Petersburg Borough and is not needed for a public purpose.
2. Subject property has legal and practical access from Haugen Drive. Haugen Drive is a State of Alaska right-of-way.
3. Lot has access to municipal power, water, and wastewater utility. However, subject property may not have water/sewer service stubbed to the property line.
4. Subject property is located on Haugen Drive in a well-developed commercial area.
5. The property is adjacent to airport property and situated between the Fire Hall and the ADOT airport maintenance shop.
6. Subject property is part of a larger parcel that will need to be subdivided under Title 18.
7. Current zoning is public use, which is intended for areas for public uses, such as parks, playgrounds, government-owned buildings, and municipal facilities. The public use zone allows government buildings and uses of federal, state, borough, municipal or other government or quasi-governmental subdivision...".
8. Central Council of the Tlingit & Haida Indians Tribes of Alaska is a federally recognized tribe in Alaska.
9. Applicant is proposing to construct a wireless tower on the parcel to provide internet service to area residents.
10. Tower location and height will need to be reviewed and cleared by FAA prior to construction.

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11. The Tidal Network operates in licensed, regulated spectrum bands, and interference mitigation is part of FCC compliance.

IV. PUBLIC NOTICE

The borough provided public notice of the hearing. 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

a. The application is classified as a request to purchase borough property.

b. Criteria –

Per 16.12.050, no borough property in Service Area 1 may be disposed of unless it has been zoned by the borough. As noted in Section III, Findings, the subject property is zoned.

Per 16.12.080 (A), the Planning Commission may require an applicant to state the nature, extent, size and general specifications of improvements the applicant intends to construct upon the real property and the time when the improvements will be completed.

VI. ACTION

Proposed motion: I move to recommend the borough assembly approve sale of approximately 10,040 sf of Tract A, USS 1168 to Central Council Tlingit Haida for the purpose of constructing a wireless tower along with findings of fact and report as presented.

Based on the preceding findings of fact, the Petersburg Planning Commission makes the following report to the Borough Assembly:

1. The subject property is not needed for a public purpose.
2. The proposed use is consistent with the existing zoning.
3. The subject property will need to be subdivided prior to sale consistent with Title 18.
4. The conveyance of the property should be conditioned on the applicant receiving FAA approval (7460-1 FAA Airspace Determination) for construction of a wireless tower.

EXHIBITS

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

A. Applicant Material




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: \$500.00

Date Rec'd:

01/11/25

Date: 06/09/2025

This is a request for land disposal via:

☐ Lease
☒ Purchase

☐ Exchange
☐ Other _____
(Describe)

Parcel ID #(s) of Subject Property:
01-012-010

Proposed term of lease: _____
(total years)

Legal Description(s) of Property:
1200 Haugen Drive
TWNSHP: T58S SURVEY: USS 11 PTN
RANGE: R79E SECT: 34

Current Zoning of Property:
Public Use

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: Central Council of the Tlingit & Haida Indian Tribes of Alaska

Applicant Mailing Address: Central Council of the Tlingit & Haida Indian Tribes of Alaska

Juneau AK 99802

Applicant Contact Info:
(telephone and email)

1. Size of Area requested (identify the minimum area necessary in square feet): 10,040 SF

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; | a) Conceptual Plan Attached |
| b) a financial plan; and | b) Tidal Network will purchase this land via a one time cash payment. |
| c) a development timeline | c) Once all regulatory and local approvals are obtained, the tower will be erected. The goal is summer of 2026. |

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)

Tlingit & Haida d/b/a Tidal Network seeks to develop the land for providing critical communications infrastructure via a self-support tower. Construction is expected to begin summer of 2026. The tower will be a steel, lattice type structure and be designed to support up to (4) tenants. The proposed development will provide key communications infrastructure to support the expansion of both fixed wireless broadband and cellular coverage in Petersburg. Public safety devices may also be installed on the tower. All of which support economic and social development in Petersburg. These improvements will likely exceed a six-figure amount.

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

Petersburg Borough - S 8th & IRA II

State of AK (01-012-500 & 01-012-100)

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)
Development permits as necessary from Petersburg, Building Permit, Electrical Permit,
ASR (FCC Filing), Determination of No Hazard (FAA Filing), NEPA & SECTION 106
(NTIA)

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

A. Name, address and place of incorporation: _____

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

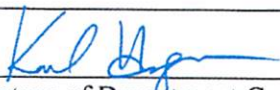
Name and address of registered agent: _____

8. Why should the Planning Commission recommend Assembly approval of this request?
The development of a communications tower on this land will support the expansion of
wireless infrastructure in Petersburg. The immediate impact will be the ability to provide a
new source of fixed wireless broadband (Wi-Fi) to the citizens of Petersburg. Further, by
providing this infrastructure, cellular providers, such as Verizon, have the opportunity to
collocate on the tower, thus bringing better cellular cover to Petersburg, as well.

9. How is this request consistent with the Borough's comprehensive plan?
In line with Chapter 4, Section 5 of the Petersburg Comprehensive Plan, Tidal Network will be
providing key communications infrastructure that the City may utilize for a myriad of
communications related purposes. The tower also supports additional options for inter-
net that may be utilized by residents, public facilities and private businesses.

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: Petersburg Municipal Power and Light has no need for the parcel
sought for the communication tower.



Signature of Department Commenter

Department Comments: Community Development has no need for the parcel.

Liz Cabrera

Signature of Department Commenter

Department Comments: Public Works has no need for this parcel.


Signature of Department Commenter

Department Comments: The fire department has no need for this parcel.

Aaron Hankins
Signature of Department Commenter

NOTICE TO APPLICANT(s):

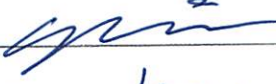
Application must be submitted to the Borough with a non-refundable filing fee of \$500. If the application moves forward, the applicant will be required to deposit with the Borough payment for other costs. See, PMC 16.12.030C(2)(a), 16.12.090, and 16.16.070A, as applicable.

I hereby certify that I have received and reviewed a copy of Petersburg Municipal Code Chapters 16.12 and 16.16 (as they may pertain to my particular application) and understand the Code requirements. I further certify I am authorized to sign this application on behalf of the applicant.

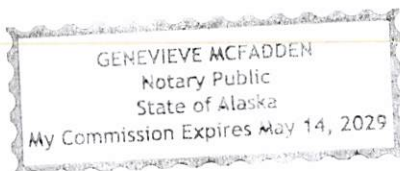
Please sign application in the presence of a Notary Public.


Applicant/Applicant's Representative Signature

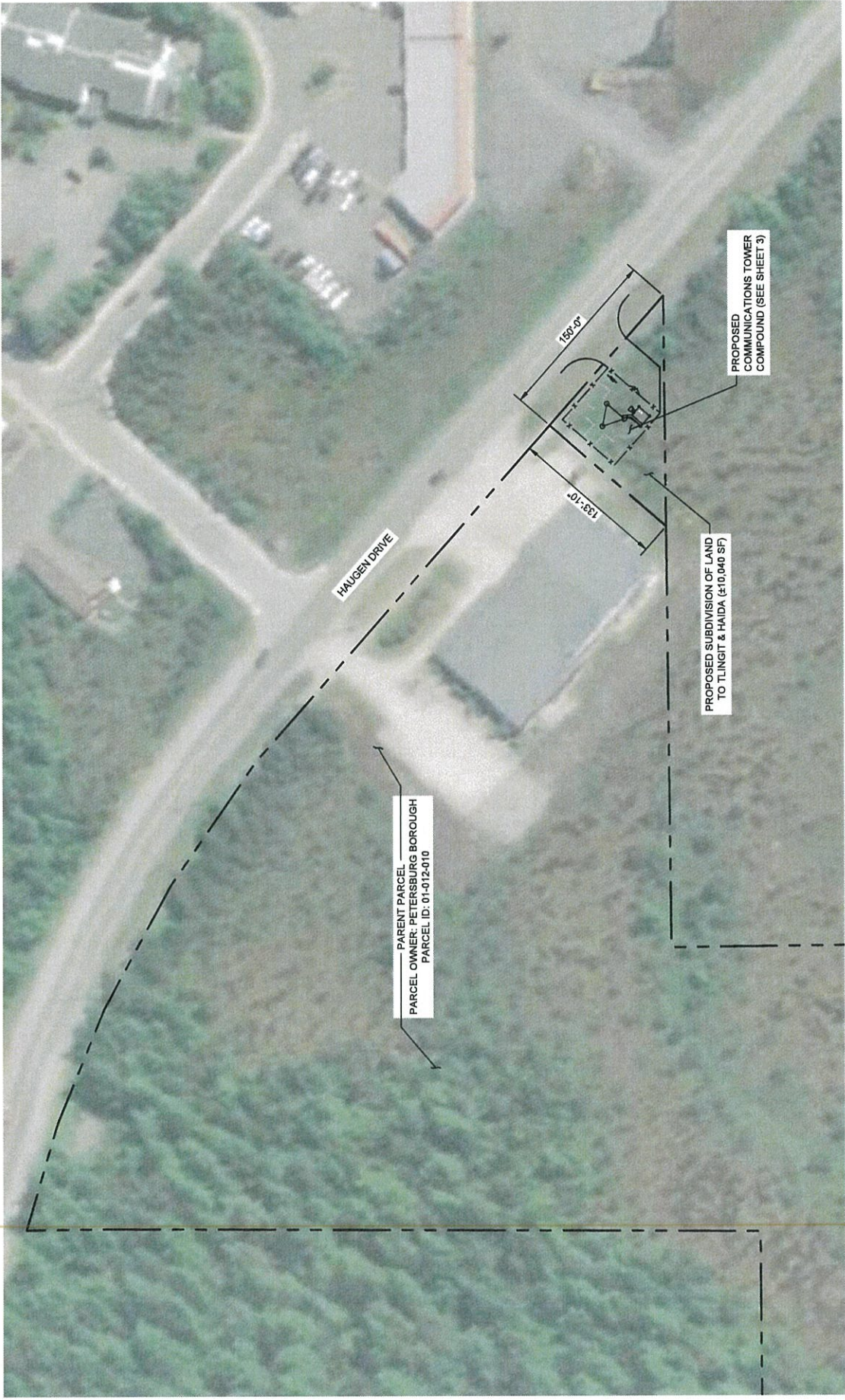
Richard J Peterson
Printed Name

Subscribed and sworn to by , who personally appeared
before me this 19th day of June, 2025.

Genevieve McFadden
Notary Public in and for the State of Alaska.
My Commission Expires: 5/14/2029



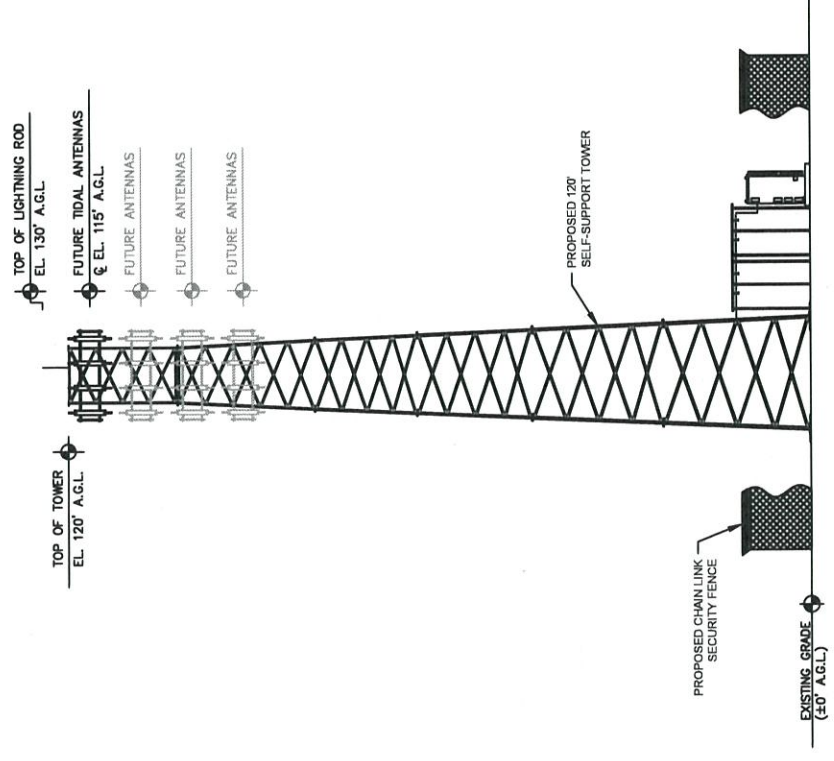






May 13, 2025

Kimley»Horn



Petersburg Borough
PO Box 329
12 South Nordic Drive
Petersburg, AK 99833
907-772-4425

Print 6/11/2025 1:12:20PM

Account	Amount
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Misc - Tlingit & Haida	500.00
01-012-010	

Payments

Visa	500.00
*****6462	

Auth # 13645383

Total Payments	500.00
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Thank You For Your Payment,

kayley

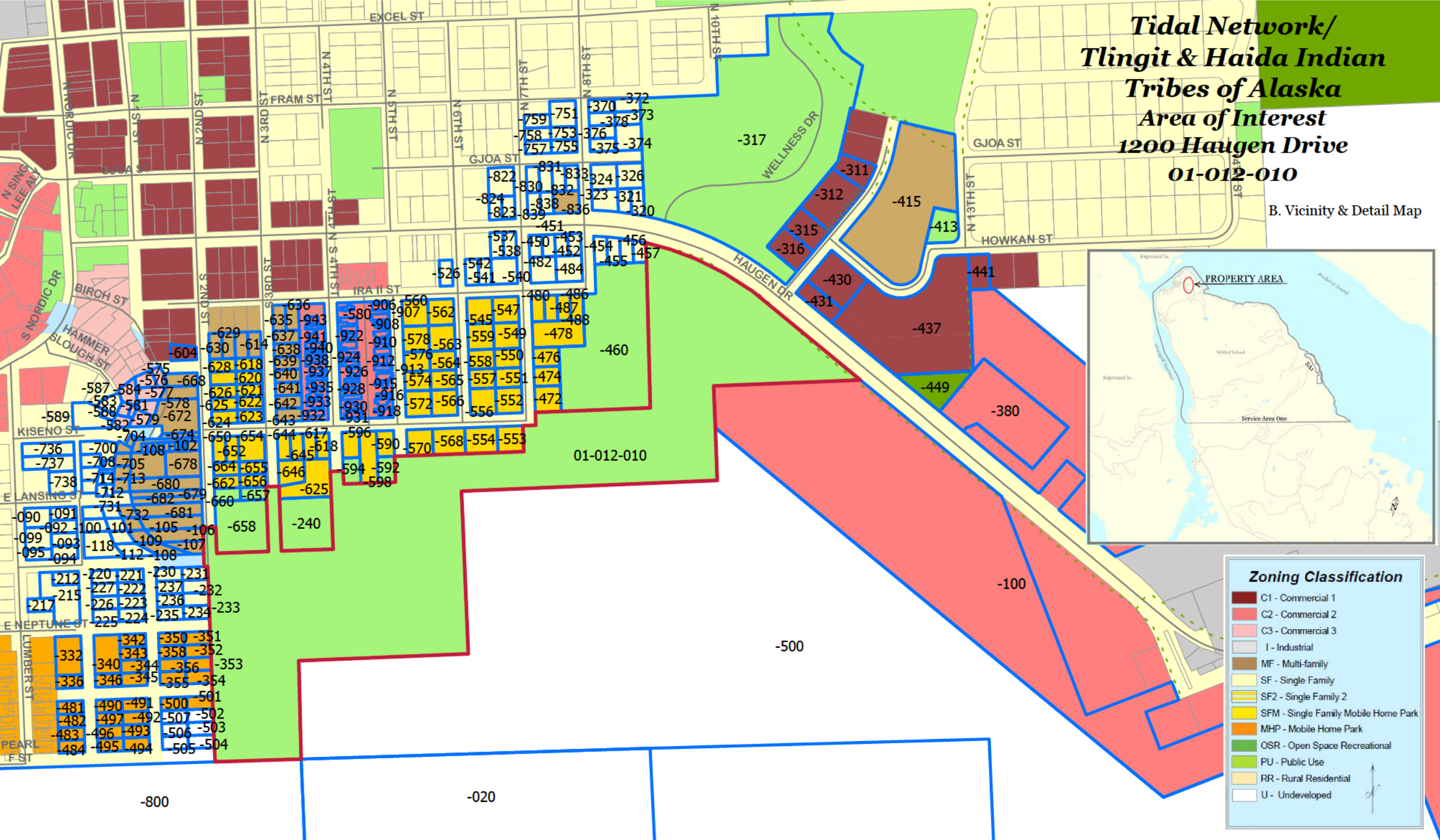
Batch # 32550 Contact # 44

Keep this receipt for your records.

Payment 6/11/2025 1:12:09PM

01-012-010

The map shows the Kapekapehau Island area. A red circle highlights the 'PROPERTY AREA' on the northern tip of the island. Other labels include 'Kapekapehau Is.', 'Frederick Sound', 'Mithof Island', and 'Service Area One'. A north arrow is located in the bottom right corner.





July 25, 2025

CLEMENS GEORGE D CLEMENS MARY A
PO BOX [REDACTED]
PETERSBURG, AK 99833 [REDACTED]

NOTICE OF SCHEDULED PUBLIC HEARINGS

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

Recommendation to the Borough Assembly regarding an application from Central Council Tlingit-Haida to purchase approximately 10,000 sf of borough owned property at 1200 HAUGEN DR.

The public hearing and consideration of the application will be held:	Tuesday, August 12th, 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	Name1	Name2
CHRIST FRY		MARDEN DEBBIE	
HEATHER O'NEIL		MARSH OTIS	MARSH DIANE
JIM FLOYD		MARTIN MARIA	
JOHN JENSEN		MARTIN ROBERT W	MARTIN BECKY J
PHIL MEEKS		MARTINEZ VICTORIA	
MARIETTA DAVIS		MCCULLOUGH LAUREL	MCCULLOUGH KARIN
DONALD SPERL		MCMURREN ALEC R MCMURREN NICOLE	
Central Council of the Tlingit & Haida Indian Tribes of Alaska		MCMURREN PATRICK L	C/O DANDO FINANCIAL LLC
ALASKA STATE OF		MIDKIFF NATHAN	
ANDERSON TROY E	ANDERSON ROSEANNE	MILLER CHRIS	
BARNETT JAY		MORRISON BLAKE ANTHONY	MORRISON COURTNEY ANN
BENITZ DAVID	BENITZ CEAN	MOST WORSHIPFUL GRAND LODGE OF FREE AND ACCEPTED*	GRAND LODGE OF ALASKA
BERKLEY BENJAMIN		MULBURY BRANDY	
BETHESDA FELLOWSHIP	BETHESDA FELLOWSHIP	MUMBY RYAN	
BROOKS ROBERT	BROOKS RAMONA	NAYLOR ANDREA	
BUNGE WILLIAM S	BUNGE LINDA J	NELSON RYAN	NELSON ARLEN
BUOTTE BLAKE	BUOTTE TAYLOR	NEWLUN NEIL	NEWLUN MARGARET
CALHOUN JENNIFER	CALHOUN URIAH	NICHOLS TIMOTHY ALLEN	
CAPLES PENNIE	CAPLES DUSTIN	NORTHWIND APARTMENTS LLC	
CARR REED	CARR TONYA	OHMER DAVE N	
CASEY DERRICK		OHMER NICHOLAS E	OHMER RACHEL M
CASTRO ERIC		OLSEN GORDON SCOTT	
CHILDS HOLLY		OLSEN ROBERT G JR	OLSEN NICCOLE M
CHURCH OF GOD	BETHESDA FELLOWSHIP	OLSON KEN	
CLEMENS GEORGE D	CLEMENS MARY A	OLSON MICHAEL	
CONNOR DUSTIN		ORTIZ GOMEZ QUINTIN M	
CONNOR MARIANNE	CONNOR WILLIAM H	OSBORNE JEAN	
COPELAND JEANETTE MARIE	FORGEY JR CARL G	OTNESS DIANE	BIRCHELL GREG
COVINGTON MARY		PADGETT ROBERT C	PADGETT JOAN D
CRESON DAN		PATTESON RICHARD M	
CRISTINA KARNA	CRISTINA NEIL	PAUL CARSON S	PAUL SONJA A
DAHL JULIE D		PEELER DONALD R	
DUNHAM LARRY D	MACDONALD LARINE H	PETERSBURG INDIAN ASSOCIATION	
ELLIS SANDRA J RESEVED LIFE ESTATE		PHILLIPS THERESA	
ENGE IVAR K		PILCHER JERRID W	PILCHER REBECCA M
EUDAVE JOSE LUIS		RANDRUP JEFF A	RANDRUP MELVA Y
FENTER CELESTIAL		RANDRUP PATRICIA P	
FIGUEROA MARICELA		RICHARDS BRAIN	RICHARDS ALEKSANDRA
FITTJE DANIEL		RICHARDS DONALD	
FORD JOHN C		ROBERGE SCOTT W	SMITH JANE
FRANKLIN JESSICA L	FRANKLIN KYLE AND VIKKI	ROCKNE TOM	
GIESBRECHT STEPHEN D	ROKEY MARY D	RONIMOUS MARVIN E JR	
GRUNDBERG ERIC A	MARVIN MALENA	ROUNDTREE DANE T	
HAMILTON JENNIFER		ROUSSEAU LINDA	ROUSSEAU HAROLD
HAMMER & WIKAN		RUSK DANNY M	GARWOOD RAMONA
HANSON JOHN	HANSON ARLENE	SAKAMOTO CHRISTINA L	
HAWLEY JESSICA	WEBER ERNEST	SALLENBACH WILLIAM	SALLENBACH BRENDA
HEITSTUMAN BYRON		SCHNEIDER KATHRYN M	
HISAW EDMOND K	HISAW MELANIE G	SCHWEITZER DAN	
HOMER STEPHEN DUANE		SEMITARA ASTER	
HUETTL ANN P		SHAY TIMOTHY	SHAY SUSAN
HUMPHREY JENNIFER		SHELDON MICHAEL	
INGLE DAWN R		SHORT LUKE P	
ISLAND PROPERTIES LLC		SMALL JOHN M	
JANKE JUDY	CARDENAS ABEL	SNIDER JEANETTE	STRICKLAND RALPH
JENNY NEIL		SOMERVILLE BARBARA	
JIMENEZ SAVANNAH		STEELE WILLIAM	
JOHNSTON BILL		STURGEON MARK A	STURGEON RUFINA P
JOSEY JESSICA		SUNSET CONDOMINIUM ASSOCIATION	
KANDOLL BRIAN	KANDOLL CAROL	THOMAS NYLE	
KANGAS DANIEL		THOMASSEN FRED	C/O GREG LUTTON
KEUTMANN CHELSEA	KEUTMANN PETER	THYNES DAVID C	THYNES TANYA C
KIVISTO KIMBERLY J		TOTH JESSICA	
KNIGHT JAMES ANDREW	KNIGHT KATHLEEN ANN	UNITED STATES POSTAL SERVICE ATT: R.C. AUTH	
KVERNVIK KURT G	KVERNVIK JANET L	US COAST GUARD	
L&L HOLDINGS LLC		V&J PROPERTIES 1 LLC	
LAMBE KELSEY J	MCCAY TREVOR	VERSTEEG NICHOLAS A	
LAND MICHAEL	CRASKE MAX	VERWERS SHANNON L	
LAPEYRI JASON		WAECHTER ROBERT LOUIS	WAECHTER CHRISTINE LYNN
LICHTENSTEIN MATTHEW S	WOOD HILARY A	WAGNER JILL	
LITTLETON RODNEY	LITTLETON IRENE J	WARE ADAM	WARE WILLIAM JR
LOCKHART MARCI A		WASHBURN HUGH DEVERE TRUSTEE	
LOPEZ CHRISTOPHER & LORENZO	LOPEZ CECILIA & CHRISTINA	WEAVER PAT	
LOUCKS MICHAEL	LOUCKS DENISE	WELCH TRACY	
LUND PAUL		WIGLE SHERMAN	
LYONS COLYN S	LYONS CARLEEN K	YOUNGBERG NAOMI R	YOUNGBERG BARRY D
LYONS NATOCHA		YUEN FRANCES	
LYONS NEIL S LYONS JACK & GREGORY	RESERVED LIFE ESTATE OF	ZERINGUE BLAKE	
MALDONADO-LOPEZ ALEJANDRO	WARE VERONICA	ALASKA DOT & PF	