

Planning Commission Staff Report & Finding of Fact

Meeting Date: August 12, 2025

APPLICANT/AGENT:

Grant Trask

OWNER(S), IF DIFFERENT:

Petersburg Borough

LEGAL DESCRIPTION:

Portion of Public School Reserve

LOT AREA:

200 sf

LOCATION:

Dolphin St. Parking Lot

SURROUNDING ZONING:

North: Public Use

South: Commercial-1

East: Public Use

West: Commercial-1

ZONING:

Public Use

PID:

01-012-010

APPLICATION SUBMISSION DATE:

I. APPLICANT REQUEST: The applicant has requested to purchase 200 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.
2. Subject property does not have legal and practical access to a public right-of-way.
3. Subject property is located within the designated school parking lot and adjacent to applicant's parcel.
4. Subject property has an existing encroachment. A greenhouse constructed by the applicant about 10 years ago.
5. Current zoning is public use, which is intended for areas for public uses, such as parks, playgrounds, government-owned buildings, and municipal facilities. The proposed use of a private greenhouse is not consistent with the existing zoning.
6. The applicant seeks a 4' x 50' parcel. However, this would create a new property line at the edge of the greenhouse, which would not be consistent with Fire Code requirements on commercial property. An additional 5' would need to be added to conform with Fire Code separation requirements or a fire resistant wall rated for 1 hr would need to be constructed.
7. At their May 20, 2025, meeting, the school board voted to recommend not selling the parcel to the Trasks, as they do not want to set a precedent of selling off school/borough property. However, they do not feel the need to ask the Trask's to remove the greenhouse at this time. The district will monitor future encroachments.
8. Community Development Department recommends the property be retained in public ownership. The Department noted that the property is located within the Petersburg Public School Reserve. This area has been reserved specifically for the current and future needs of the school district. The area being applied for was purchased in 1950 by the Petersburg School Board

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using State of Alaska Tobacco Tax Fund dollars, which at the time were earmarked for public school use.

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

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

1. The commission recommends the borough assembly not approve sale of approximately 200 sf of the Public School Reserve to Grant Trask for the purpose of addressing an encroachment of a greenhouse along with findings of fact and report as presented.
2. The subject property is reserved for a public purpose, and the sale is not supported by the School Board.
3. The proposed use is inconsistent with the existing zoning.
4. The parcel as proposed would not meet requirements of fire code separation between the existing greenhouse and the proposed new property line, A minimum of 5' separation from the property line or the construction of a wall with fire-resistance rating of 1 hr. would be required to meet fire code.

EXHIBITS

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

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

Date Rec'd:

3/7/24

Date: March 7, 2024

This is a request for land disposal via (circle one):

Lease

Purchase

Exchange

Other

Parcel ID #(s) of Subject Property:

~~01-001-168~~ Portion
of 01-006-010

Proposed term of lease: _____

(total years)

Legal Description of Property:

~~LOT 8, Bk 12, 89-2RS~~
Portion of 303 Dolphin St.; Plat 91-15,
Lot 1, Petersburg Public School Reserve
Block 12

Current Zoning of Property:

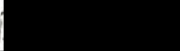
Commercial 1

Public Use

Applicant Name:

Grant H. Trask

Applicant Mailing Address:

P.O. 

Petersburg AK 99833

Applicant Contact Info:
(phone and/or email)



1. Size of Area requested (identify the minimum area necessary in square feet): 2.00
2. Attach a map showing the location of the land requested. Map must show surrounding area with the land requested clearly marked with bolded borders or highlighted color.

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)

Grant and Lila Trask have lived on their property for 46 years. When the school district built large parking lot adjacent to East end of our property, a wood fence was built to give definition to edge of properties. Grant had a Sitka Rose bush which infiltrated this fence and caused fence to disintegrate. I asked permission to remove fence, also cut two trees on margin of property line and this happened. Then, to make it look good for parking lot and my place, I added dirt for lawn, eventually built a greenhouse - with about 4' on city property, a fence and edge of my garden. This gave a favorable placement plan for both parking land and myself. This has existed for + 20 years. Today, knowing that I've encroached on city land, I seek to buy this 4' wide x 50' long from city, not a useful 4' to city but to make my property free and clear of legal problem when I will sell my home - perhaps in 5 years.

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

Kelly Denko on North edge.

400 Second Ave N.

Petersburg School Dist. / Borough

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)

N/A

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 resident agent:

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

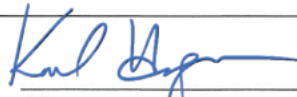
Please see narrative.

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

N/A

10. Prior to submitting this application, please verify with pertinent Borough Departments that the land requested for lease, purchase or exchange 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: PMPL has no need for this area.



Electric Utility Director

Signature of Department Commenter

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

Aaron Marohl - Assistant Public Works Director

Signature of Department Commenter

Department Comments: The subject property should be retained in public ownership. The property is located within the Petersburg Public School Reserve. This area has been reserved specifically for the current and future needs of the school district. The area being applied for was purchased in 1950 by the Petersburg School Board using State of Alaska Tobacco Tax Fund dollars, which at the time were earmarked for public school use.

Liz Cabrera - Community Development Director

Signature of Department Commenter

Department Comments: At the May 20, 2025 meeting, the school board voted to recommend not selling the parcel to the Trasks, as they do not want to set a precedent of selling off school/borough property. However, they do not feel the need to ask the Trask's to remove the greenhouse at this time. The district will monitor future encroachments.

School Board

Signature of Department Commenter

NOTICE TO APPLICANT(s):

Applicant will be required to pay a non-refundable filing fee with the Borough of \$500 to cover estimated costs of: a title report, survey, legal fees, postage, recording fees, public noticing and advertising and other costs incidental to the processing of this application.

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.

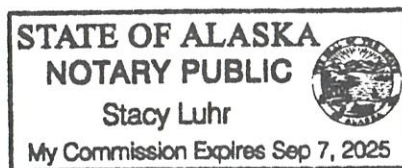
Grant H. Trask

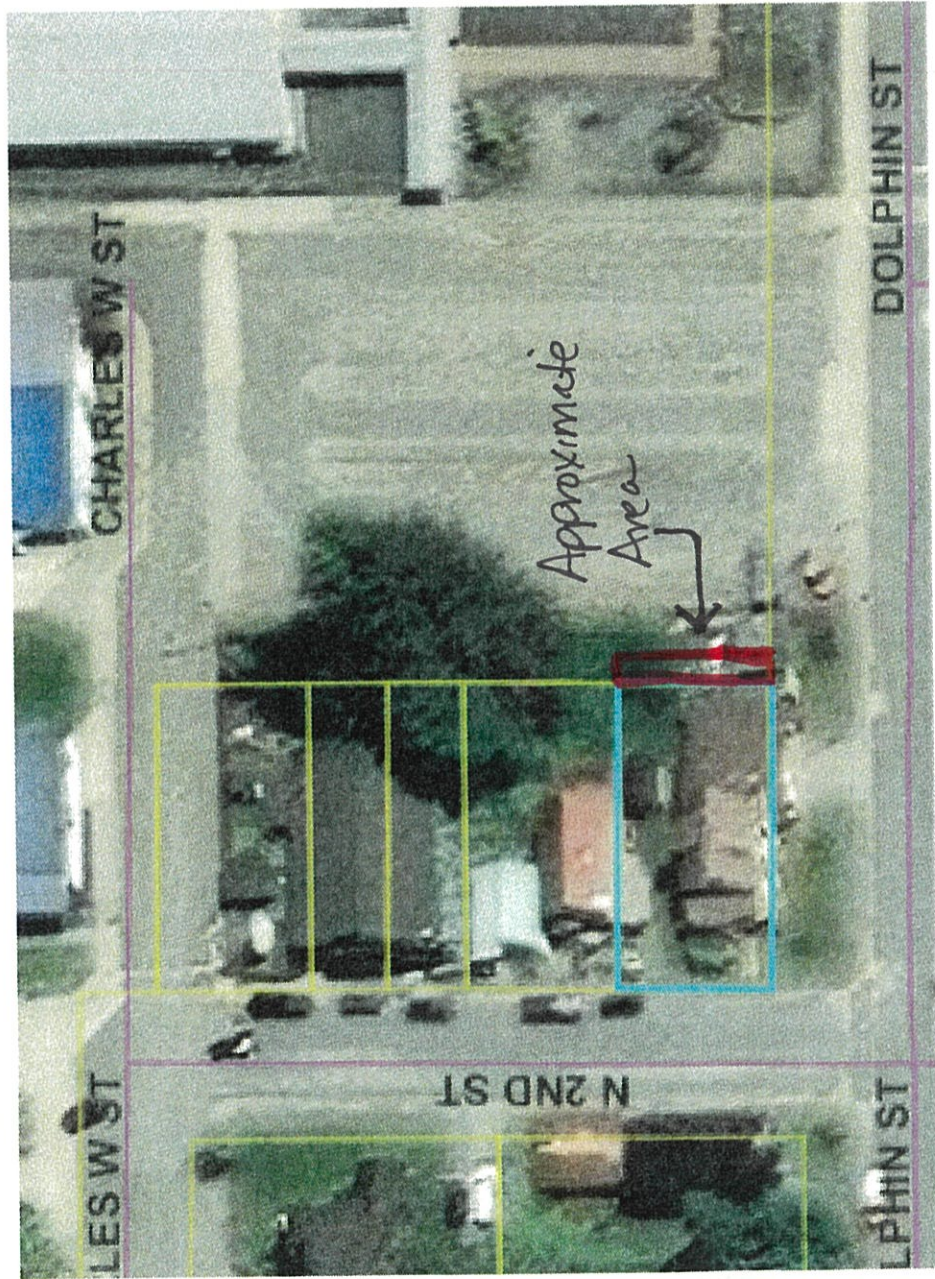
Applicant/Applicant's Representative

Subscribed and sworn to by Grant Trask, who personally appeared
before me this 18th day of March, 2024.

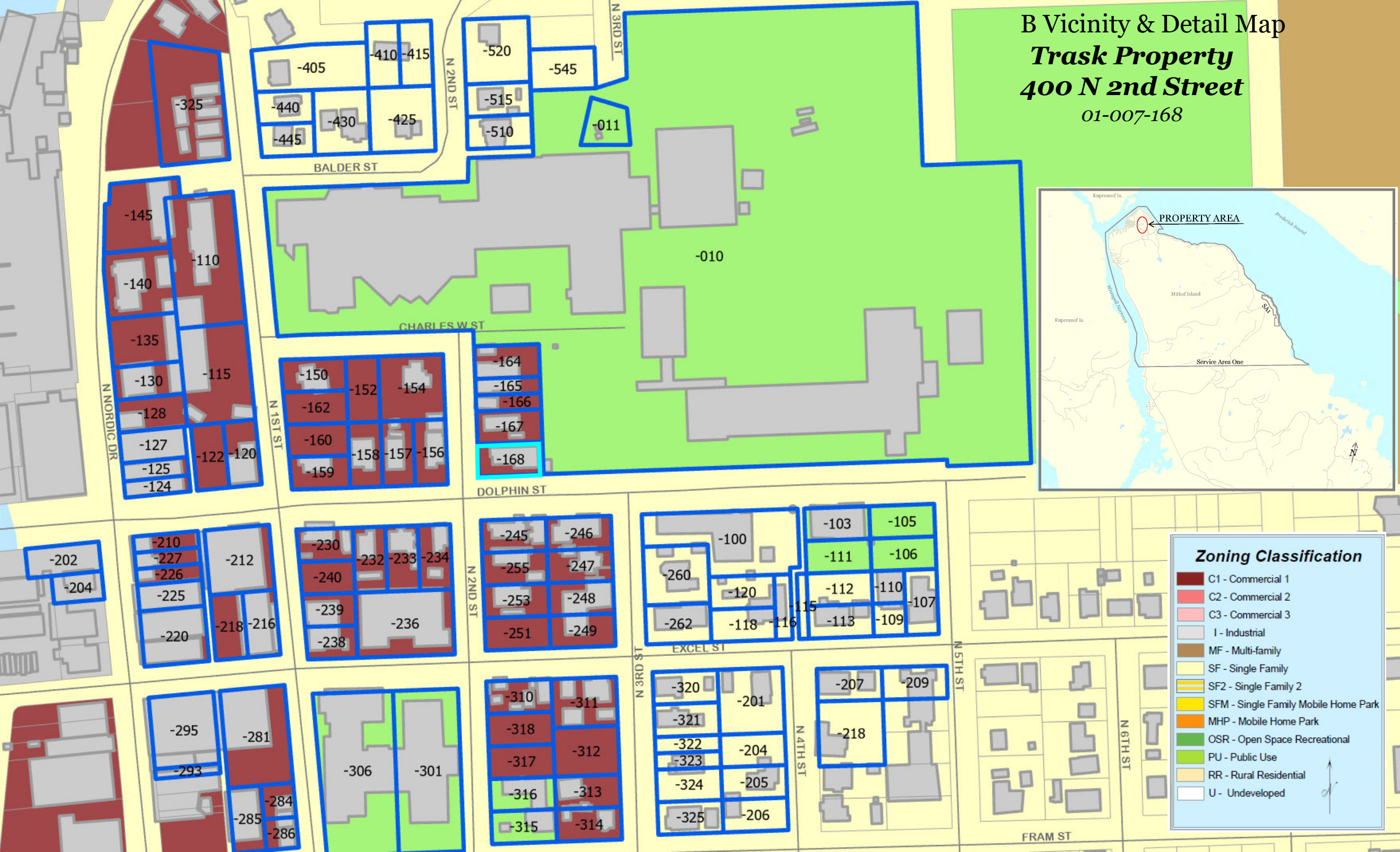
Stacy Luhr
Notary Public

Notary Public in and for the State of Alaska. My Commission Expires: 9/7/2025





B Vicinity & Detail Map
Trask Property
400 N 2nd Street
01-007-168



Zoning Classification	
	C1 - Commercial 1
	C2 - Commercial 2
	C3 - Commercial 3
	I - Industrial
	MF - Multi-family
	SF - Single Family
	SF2 - Single Family 2
	SFM - Single Family Mobile Home Park
	MHP - Mobile Home Park
	OSR - Open Space Recreational
	PU - Public Use
	RR - Rural Residential
	U - Undeveloped



July 25, 2025

ENGE MARILEE SUSAN
[REDACTED]
BERKELEY, CA 94705

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 Lila and Grant Trask to purchase approximately 200 sf of borough owned property at the Dolphin St parking lot.

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
CHRIST FRY	
HEATHER O'NEIL	
JIM FLOYD	
JOHN JENSEN	
PHIL MEEKS	
MARIETTA DAVIS	
DONALD SPERL	
TRASK GRANT	TRASK LILA
ABBOTT THOMAS	HART ELIZABETH
ALASCOM INC PROPERTY TAX DIVISION	
ALASKA POWER & TELEPHONE	
ANDERSON JASON C	ANDERSON JULIE E
BAYSIDE LANDING LLC	
BOSWORTH DALE	BOSWORTH LESLEY
BRUMBLEY PAGE	
BUOTTE DAVID E	SUHARA COLLEEN T
BURKE RICHARD STEWART	LYNN BURKE JAMIE ANNE
CANTON LOGAN J	CANTON SHEENA L
CHAMBER OF COMMERCE	PETERSBURG BOROUGH
COIL JODE	
COWLING GREGORY A	
CRONLUND DOUGLAS	
DRURY DONALD RAY	DRURY BRIANA
ENGE	MARILEE SUSAN
ESPESETH RHEA LOUISE	ESPESETH NICHOLAS ALLAN
HAMMER & WIKAN	
IGLOO LLC	
KAPP WORLAND KAMEY	
KAWASHIMA DWIGHT G	KAWASHIMA JANE
KFSK COMMUNITY RADIO	
KNIGHT REBECCA	JOHN KNIGHT
KORCHAK PAUL	
LARSON NICHOLAS J	
LENHARD MATTHEW	LENHARD JILL
LUTHERAN CHURCH	
MALLORY DARCY	
MARIFERN BRUCE	MARIFERN BARBARA
NILSEN MIKE L	NILSEN RAVENNA
NORTHERN NECESSITIES LLC	
O'CONNOR DEMKO KELLY M	
OGDEN JACK E	OGDEN CAROL B
OHMER DAVE	
OHMER NICHOLAS E	
OINES MARJORIE J	
O'NEIL ERICA	O'NEIL SCOTT
OTNESS JOHN J	
PETERSBURG BOROUGH SCHOOLS	
PETERSBURG CHILDREN CENTER	
PETERSBURG ELKS LODGE	
PETERSBURG INDIAN ASSOCIATION	
PETERSBURG MEDICAL CENTER	
PETERSBURG MOOSE LODGE	
PETERSEN CODEE	PETERSEN NATALIE
SEVER CYNTHIA	
SHILLING JOAN	
SILVER BAY SEAFOODS LLC	
SPRAGUE RICHARD	SPRAGUE SHARON
ST ANDREWS EPISCOPAL CHURCH	
ST CATHERINE'S CHURCH	
STOLPE ADRIENNE	STOLPE LOGAN
STOLPE LOGAN	KENTNER STOLPE ADRIENNE
STRATMAN JOSEPH	RICE ALLISON
TATE CARL J	TATE HAILEY D
THOMPSON FLOYD A	
TONGASS FEDERAL CREDIT UNION	
VALHALLA PLACE LLC	
VERSTEEG KORY H	
WALKER JULIE K	WALKER ELDON W
WEAVER PAT ELAINE	
WELDE DOUGLAS	
WIKAN RICHARD	
WOHLHUETER KURT	WOHLHUETER SHERI
YIP WAMEN	YIP LANEY
NYSSSEN	CHRISTOPHER & ELISABETH

EXHIBIT D: TRASK LAND PURCHASE: PUBLIC COMMENT

From: [Richard Burke](#)
To: [Anna Caulum](#)
Subject: Trask Land Disposal Application
Date: Monday, August 11, 2025 9:17:27 AM

External Email! Use Caution

I support the sale of the land parcel to Grant Trask. Furthermore I find it profoundly irresponsible of the Petersburg School District to object to the land sale after knowing about the issue for 20 years, but doing nothing about it.

Richard Burke
300 N 3rd St
Petersburg Alaska

[Yahoo Mail: Search, Organize, Conquer](#)



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, August 12, 2025

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
Commissioner Jim Floyd
Commissioner John Jensen
Commissioner Marietta Davis
Commissioner Phillip Meeks

ABSENT

Commission Vice-Chair Heather O'Neil
Commissioner Donald Sperl

3. Acceptance of Agenda

The agenda was accepted as presented.

Motion made by Commissioner Davis, Seconded by Commissioner Jensen.
Voting Yea: Commission Chair Fry, Commissioner Floyd, Commissioner Jensen,
Commissioner Davis, Commissioner Meeks

4. Approval of Minutes

A. July 8, 2025, Meeting Minutes.

The July 8, 2025, meeting minutes were unanimously approved.

Motion made by Commissioner Davis, Seconded by Commissioner Jensen.
Voting Yea: Commission Chair Fry, Commissioner Floyd, Commissioner Jensen,
Commissioner Davis, Commissioner Meeks

5. Public Comments

None

6. Consent Calendar

- A. Acceptance and scheduling of an application for a conditional use permit for a home occupation from Mary Ellen Anderson at 191B MITKOF HWY (PID: 01-031-100).
- B. Acceptance and scheduling of an application for a conditional use permit for a home occupation from Shawn Blake at 1309 GJOA ST (PID: 01-005-535).

Accepted as Public Hearing Items for the September 9, 2025, meeting.

Motion made by Commissioner Jensen, Seconded by Commissioner Davis.
Voting Yea: Commission Chair Fry, Commissioner Floyd, Commissioner Jensen, Commissioner Davis, Commissioner Meeks

7. Public Hearing Items

- A. 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.

Motion made by Commissioner Davis, Seconded by Commissioner Floyd.

Commissioner Jensen spoke, he doesn't like the location, he is not in favor of putting a tower along Haugen Drive.

Commissioner Davis mentioned the location being more commercial, right by the Fire Hall, fitting in with that use. This is for the betterment of our area.

Voting Yea: Commission Chair Fry, Commissioner Floyd, Commissioner Davis, Commissioner Meeks
Voting Nay: Commissioner Jensen

- B. Recommendation to the Borough Assembly regarding an application from Lila and Grant Trask to purchase approximately 200 sf of borough owned property at the Dolphin St parking lot.

Grant Trask spoke representing himself to give some history of the property.

Commissioner Meeks asked Mr. Trask how long the greenhouse had been on the property and if the school knew about it. Mr. Trask responded close to 10 years and yes, the school was aware.

Marge Oines spoke representing herself in support of the Trask's purchasing borough property.

Catherine Snider spoke representing herself opposed to the sale of borough property.

Kelly O'Connor Demko spoke representing herself to give information regarding a survey she recently had done on her property near the Trask's.

Motion made by Commissioner Floyd, Seconded by Commissioner Jensen.

Discussion

Voting Yea: Commissioner Jensen

Voting Nay: Commission Chair Fry, Commissioner Floyd, Commissioner Davis,
Commissioner Meeks

- C. Consideration of an application from Bryan and Lisa Haas for a minor subdivision at 713 MITKOF HIGHWAY (PID: 01-174-140, 01-174-150, 01-174-152).

Motion made by Commissioner Jensen, Seconded by Commissioner Davis.

Voting Yea: Commission Chair Fry, Commissioner Floyd, Commissioner Jensen,
Commissioner Davis, Commissioner Meeks

- D. Consideration of an application from Susan Short for a conditional use permit for a trailer used for construction purposes at 119 Cornelius Rd (PID: 01-031-590).

Susan Short spoke representing herself she would like to put a trailer on her property while they are building a new home.

Ted Hasbrouck spoke representing himself to give more information about the property.

Motion made by Commissioner Jensen, Seconded by Commissioner Davis.

Voting Yea: Commission Chair Fry, Commissioner Floyd, Commissioner Jensen,
Commissioner Davis, Commissioner Meeks

8. Non-Agenda Items

- A. Commissioner Comments

None

- B. Staff Comments

Director Liz Cabrera mentioned there are agenda items for September.

- C. Next Meeting is September 9, 2025, at 12:00pm.

9. Adjournment

The meeting adjourned at 12:32 PM.

Motion made by Commissioner Jensen, Seconded by Commissioner Davis.

Voting Yea: Commission Chair Fry, Commissioner Floyd, Commissioner Jensen,
Commissioner Davis, Commissioner Meeks