

# Planning Commission Staff Report & Finding of Fact

Meeting Date: 06/10/2025

APPLICANT/AGENT:

Zachary Peeler

OWNER(S), IF DIFFERENT:

Peeler's Alaskan Experience

LEGAL DESCRIPTION:

-

LOT AREA:

-

LOCATION:

Inga's Galley – 104 N Nordic Dr.

SURROUNDING ZONING:

North : Commercial 1

South: Commercial 1 --

East: Commercial 1 --

West: Commercial 1 --

ZONING:

Commercial-1 (C-1)

PID:

01-007-352

EXISTING STRUCTURES:

Commercial buildings

APPLICATION SUBMISSION DATE:

5/8/2025

RECOMMENDATION:

Approve with Conditions

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I. APPLICANT REQUEST:

Applicant is requesting approval to place a remote sign on the sidewalk at 104 N NORDIC DR.

II. APPLICABLE CODES:

19.32 COMMERCIAL-1 DISTRICT

19.56.050. SIGNS IN C-1, C-2 AND INDUSTRIAL DISTRICTS.

III. FINDING:

- a. The municipal code limits sidewalk signs to one per business and the sign must be located directly in front of the premises during store hours when the business is open.
- b. The Planning Commission may approve additional sidewalk signs if it is deemed necessary for the purpose of directing traffic to a remote business.
- c. The Planning Commission has previously approved remote signs at:
  - a. Corner of Haugen & Nordic Dr (Farragut Farms sign)
  - b. 110 N. Nordic Dr (SEAK Alaska sign at Scandia House).
  - c. 110 N Nordic Dr (Fin & Fjord sign at Scandia House)
- d. The Planning Commission has previously denied approval for remote signs at:
  - a. 311 N. Nordic (SEAK Alaska sign at Glacier Laundry)
  - b. 400 N. Nordic (SEAK Alaska sign at Common Grounds)
  - c. 307 N. 1<sup>st</sup> ST (Fin & Fjord sign at Tides Inn)
- e. Municipal code states that a sidewalk sign shall not exceed thirty inches in width and thirty-six inches in height. However, the planning commission may allow a larger sign or signs if it is determined the size of the sign or signs is proportional to the building and the character of the sign does not detract from the neighborhood.
- f. The applicant is a commercial guiding business located in the North Harbor.
- g. Applicant is proposing to place a remote sign in front of a commercial business on N Nordic Dr.

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- h. The established business often has their own sidewalk sign out at this location. Approving a remote sign for Peeler would not prohibit the existing business from continuing to use a sidewalk sign to advertise their own business.
- i. The sidewalk at the proposed location is relatively wide compared to other locations and would provide sufficient room for pedestrian traffic.
- j. The surrounding area is commercial in nature with hotels and coffee shops adjacent to the proposed sign location.

## **IV. PUBLIC NOTICE**

While 19.56 does not require public notice, notice of the proposed action and hearing 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 properties that are the subject of the application.

## **V. APPLICATION REVIEW**

The application is classified as a request for a remote sign and approval of a sidewalk sign.

Standard	Proposed	Comment
The sidewalk sign must allow a minimum of thirty-six inches of clear space on the sidewalk to not interfere with the movement of pedestrians.	Applicant stated they will comply with code.	Conforms
Sidewalk sign shall not exceed thirty inches in width and thirty-six inches in height.	Applicant did not provide sign dimensions.	Conforms. Applicant indicated on the application that the sign meets requirements of the code.
Sign may only be displayed during store hours and when the store is open for business.	Applicant stated they will comply with code.	Conforms
sidewalk sign shall not require electrical power in any form and shall not display lights or contain any moving parts.	Applicant stated they will comply with code.	Conforms

## **VI. ACTION**

**Proposed motion:** I move to approve the application from Peeler's Alaskan Experience for remote sign at 104 N Nordic Dr. along with findings and conditions of approval as presented.

**Based on the preceding findings of fact, the Petersburg Planning Commission makes the following determination:**

- a. The applicant meets the standard of remote business.

# Planning Commission Staff Report & Finding of Fact

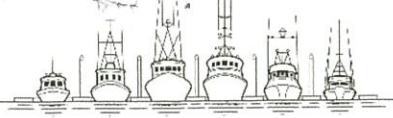
Meeting Date: 06/10/2025

- b. The approval granted by the planning commission shall expire unless the privilege granted is utilized within one year after the granting. The applicant may request an extension in writing prior to expiration of their permit.
- c. The planning commission may, in writing, suspend or revoke approval whenever it is issued in error or based on incorrect information supplied, or in violation of any ordinance or regulation or any provisions of this code.
- d. As a condition of approval, the Applicant/Owner shall ensure:
  - a. Sign is brought inside when the storefront is closed.
  - b. Sign will not be displayed when remote business is not operating (i.e. fall, winter)
  - c. Storefront business owner/property owner may request the remote sign be removed at any time.

## **EXHIBITS**

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

## A. Applicant Material

 <b>PETERSBURG BOROUGH REMOTE BUSINESS SIDEWALK SIGN</b>		CODE TO:	<b>110.000.404110</b>
		PUBLIC NOTICE FEE:	\$70.00
		TOTAL:	<b>\$70.00</b>
		DATE RECEIVED:	RECEIVED BY:
<b>APPLICANT BUSINESS INFORMATION</b>			
APPLICANT NAME Zachary Peeler		BUSINESS NAME Peeler's Alaskan Experience	
MAILING ADDRESS PO Box 1904		PHYSICAL LOCATION OF BUSINESS NORTH HARBOR	
CITY/STATE/ZIP Petersburg, AK 99833			
PHONE (907)518-0259			
EMAIL zach@peelersalaskanexperience.com		SALES TAX REGISTRATION #: 002790	
<b>PHYSICAL ADDRESS FOR EACH PROPOSED SIGN</b>			
Sign 1: 104 N NORDIC Dr			
Sign 2:			
Sign 3:			
Sign 4:			
SIGN DIMENSIONS (w x h): 24in x 36in		ZONING DISTRICT: <input type="checkbox"/> Commercial-1 <input type="checkbox"/> Commercial-2 <input type="checkbox"/> Industrial	
<b>PLEASE CHECK EACH BOX TO INDICATE YOUR SIGN(S) COMPLY WITH BOROUGH CODE (PMC 19.56.050)</b>			
<input checked="" type="checkbox"/> Sign is necessary for the purpose of directing traffic to a remote business.			
<input checked="" type="checkbox"/> Sign is moveable and will not be attached or affixed to a support structure, walls, or posts.			
<input checked="" type="checkbox"/> Sign does not exceed thirty inches in width and thirty-six inches in height.			
<input checked="" type="checkbox"/> Sign does not require electrical power in any form and does not display lights or contain any moving parts.			
<input checked="" type="checkbox"/> Sign allows a minimum of thirty-six inches of clear space on the sidewalk to not interfere with the movement of pedestrians.			
<input checked="" type="checkbox"/> Sign will be located directly in front of the approved premises.			
<input checked="" type="checkbox"/> Sign will only be displayed during store hours and when the store is open for business.			
<b>SUBMITTALS:</b>			
<input checked="" type="checkbox"/> Signed Notice of Intent to Occupy Sidewalk for each proposed sign location.			
<input checked="" type="checkbox"/> Photo or proposed design of sign.			
<b>SIGNATURE:</b>			
I hereby affirm all the information submitted with this application is true and correct to the best of my knowledge.			
Applicant: <u>Zachary Peeler</u>		Date: <u>05/08/25</u>	
Applicant: <u>Zachary Peeler</u>		Date: <u>05/08/25</u>	

PAID

MAY 09 2025


FINANCE DEPT.

RECEIVED

MAY 09 2025

FINANCE DEPT.

## NOTICE OF INTENT TO OCCUPY SIDEWALK

I,  hereby give permission to Zachary Peeler  
(Property Owner/Manager) (Applicant)  
to place a remote business sidewalk sign in front of my property at  
104 N Nordic Dr  
(Physical Address)

### I understand the sign must meet the following requirements:

- The sidewalk sign may only be displayed during store hours and when the store is open for business.
- The sidewalk sign must allow a minimum of thirty-six inches of clear space on the sidewalk to not interfere with the movement of pedestrians.
- The sign must be located directly in front of the premises.
- The sidewalk sign shall not exceed thirty inches in width and thirty-six inches in height.
- The movable sidewalk sign shall not require electrical power in any form and shall not display lights or contain any moving parts.

 5-9-25  
Signature of Owner/Manager Date

Contact phone number of Owner/Manager:

Contact email of Owner/Manager:

*(Note: Giving permission for a remote business sign to be placed in front of your business does not prohibit you from having a sidewalk sign to advertise your own business, as allowed by borough code.)*



yes, another



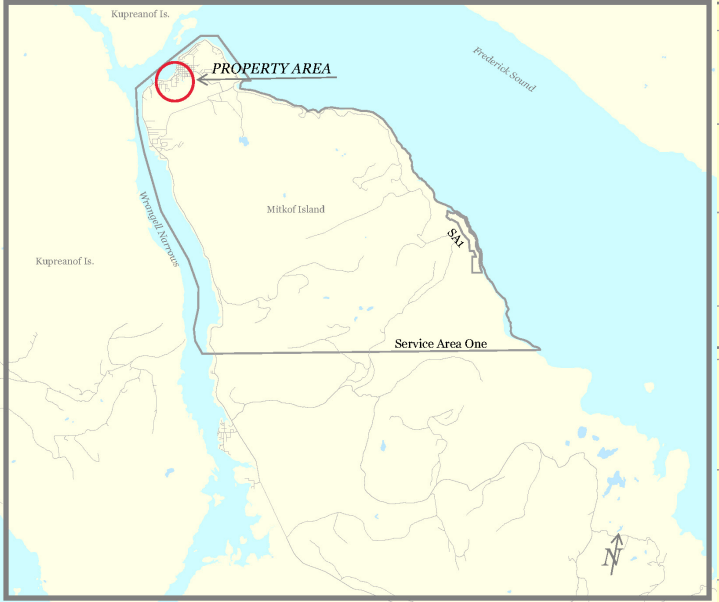
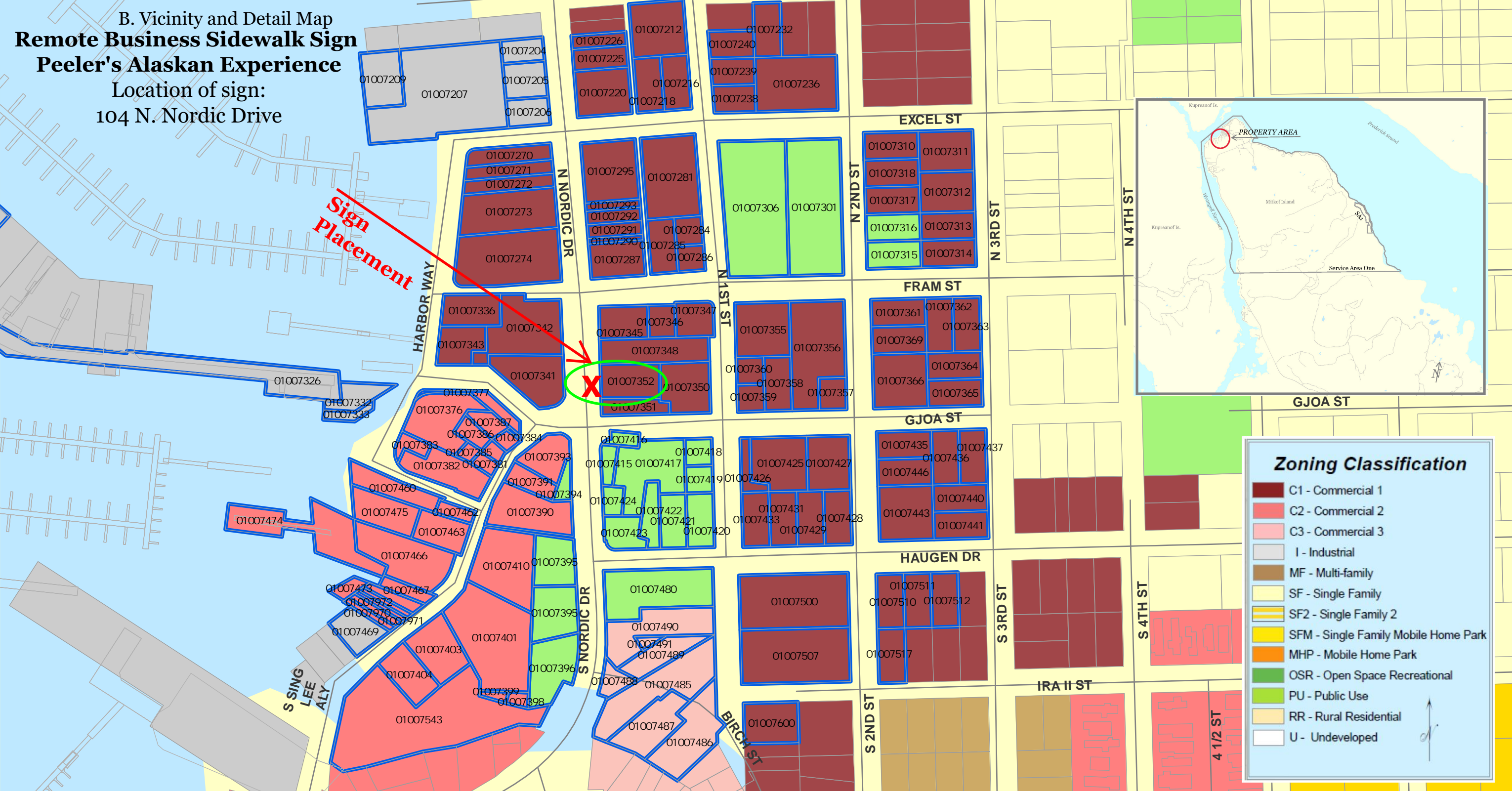
## PEELER ADVENTURE

- + Stikine River
- + Remote Hiking
- + In-Stream Fishing
- + Glacier
- + Whales





B. Vicinity and Detail Map  
**Remote Business Sidewalk Sign**  
**Peeler's Alaskan Experience**  
Location of sign:  
104 N. Nordic Drive



**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



May 23, 2025

**PETERSBURG INDIAN ASSOCIATION  
PO BOX 1410  
PETERSBURG, AK 99833-1410**

### **NOTICE OF SCHEDULED PUBLIC HEARINGS**

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

**An application from Zach Peeler, dba Peeler's Alaskan Experience, to place a remote sidewalk sign at 104 N Nordic Dr. (PID: 01-007-352).**

The public hearing and consideration of the application will be held:	<b>Tuesday, June 10<sup>th</sup>, 2025, at 12:00 PM</b> Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via <b>ZOOM</b> , 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.

<b>TO SUBMIT WRITTEN COMMENTS TO THE PLANNING COMMISSION</b>	
By Mail:	PO Box 329, Petersburg, Alaska 99833
By Email:	<a href="mailto:acaulum@petersburgak.gov">acaulum@petersburgak.gov</a>
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	Address1	City	State	Zip
CHRIST FRY		PO BOX 1440	PETERSBURG	AK	99833-1440
HEATHER O'NEIL		PO BOX 1083	PETERSBURG	AK	99833-1083
JIM FLOYD		PO BOX 281	PETERSBURG	AK	99833-0281
JOHN JENSEN		PO BOX 681	PETERSBURG	AK	99833-0681
PHIL MEEKS		PO BOX 1514	PETERSBURG	AK	99833-1514
MARIETTA DAVIS		PO BOX 673	PETERSBURG	AK	99833-0673
DONALD SPERL		PO BOX 1407	PETERSBURG	AK	99833-1407
ZACHARY PEELER		PO BOX 1904	PETERSBURG	AK	99833-1904
15 SINGLEE ALLEY LLC		806 CARY RD	EDMONDS	WA	98020
4 & 4 RENTALS LLC		PO BOX 1952	PETERSBURG	AK	99833-1952
ADAMS JOSHUA		PO BOX 746	PETERSBURG	AK	99833-0746
ALASKA POWER & TELEPHONE		PO BOX 647	PETERSBURG	AK	99833-0647
ALASKA STATE OF		550 W 7TH AVE STE 1050A	ANCHORAGE	AK	99501-3579
ALCOCK TARALEE		PO BOX 494	PETERSBURG	AK	99833-0494
BAYSIDE LANDING LLC		PO BOX 1181	PETERSBURG	AK	99833-1181
BERG DAVID A	BERG NANCY A	PO BOX 1435	PETERSBURG	AK	99833-1435
BERNALDO DELILAH		PO BOX 1951	PETERSBURG	AK	99833-1951
BLUE GLACIER LLC		PO BOX 876702	WASILLA	AK	99687
BURRELL SUSAN		PO BOX 485	PETERSBURG	AK	99833-0485
CHAMBER OF COMMERCE		PO BOX 649	PETERSBURG	AK	99833-0649
DAVIS MARCIA		PO BOX 1678	PETERSBURG	AK	99833-1678
DIAMANTE GIFT SHOPPE INC		PO BOX 1029	PETERSBURG	AK	99833-1029
EC PHILLIPS AND SONS INC		PO BOX 209	PETERSBURG	AK	99833-209
EIDE DICK	EIDE PASSAWEE	PO BOX 15	PETERSBURG	AK	99833-0015
FEIST ROBERT ANTHONY		PO BOX 2131	PETERSBURG	AK	99833-2131
FIERCE ALLEGIANCE DEVELOPMENT LLC		PO BOX 11463	BOZEMAN	MT	59719
FIRST BANK		PO BOX 1109	PETERSBURG	AK	99833-1109
FREEDOM VENTURES LLC		PO BOX 2075	PETERSBURG	AK	99833-2075
GILLILAND HARVEY C	GILLILAND SARAH E	PO BOX 107	PETERSBURG	AK	99833-0107
GOOD INVESTMENTS LLC		PO BOX 818	PETERSBURG	AK	99833-0818
HAMILTON JOHN A IV	HAMILTON JENNIFER Y	PO BOX 2161	PETERSBURG	AK	99833-2161
HAMMER & WIKAN		PO BOX 249	PETERSBURG	AK	99833-0249
HARBOR CONDOMINIUMS		PO BOX 2084	PETERSBURG	AK	99833-2084
HEATHER ISLAND INC		PO BOX 478	PETERSBURG	AK	99833-0478
HIGGINS DONALD K	HIGGINS NANCY M	PO BOX 1625	PETERSBURG	AK	99833-1625
HILLSIDE RENTALS LLC		PO BOX 2125	PETERSBURG	AK	99833-2125
IGLOO LLC		PO BOX 307	PETERSBURG	AK	99833-0307
KAWASHIMA GENE	KAWASHIMA JANE	PO BOX 1428	PETERSBURG	AK	99833-1428
KITOS KAVE INC		PO BOX 1510	PETERSBURG	AK	99833-1510
KORCHAK PAUL		PO BOX 1256	PETERSBURG	AK	99833-1256
KVERNVIK RACHEL M		PO BOX 822	PETERSBURG	AK	99833-0822
LEGGETT JIMMY		2505 SOUNDVIEW DR	LANGLEY	WA	98260
LOESCH RONALD	ANNE LOESCH	PO BOX 451	PETERSBURG	AK	99833-0451
LOPEZ CHADAM S	LOPEZ DEREK AND MICHELLE	PO BOX 882	PETERSBURG	AK	99833-0882
MARTENS COLLIN B	ROBSON KIMBERLY M	PO BOX 1123	PETERSBURG	AK	99833-1123
MARTIN TYLER J		PO BOX 2033	PETERSBURG	AK	99833-2033
MEEKS PHILLIP E	MEEKS SANDRA R	PO BOX 1514	PETERSBURG	AK	99833-1514
MICHAEL ERIN A		PO BOX 506	PETERSBURG	AK	99833-0506
MILLER JASON L	MILLER VANESSA K	PO BOX 1473	PETERSBURG	AK	99833-1473
MOORE JOSHUA A	MOORSE VICTORIA R	PO BOX 2015	PETERSBURG	AK	99833-2015
MURRISON GEORGE	MURRISON NANCY	PO BOX 689	PETERSBURG	AK	99833-0689
NARVERUD ARTHUR E	NARVERUD MARY M	4676 HERITAGE OAKS LN	FAIRFIELD	CA	94534-1309
OHMER DAVE N		PO BOX 13	PETERSBURG	AK	99833-0013
PETERSBURG ELKS LODGE		PO BOX 609	PETERSBURG	AK	99833-0609
PETERSBURG INDIAN ASSOCIATION		PO BOX 1410	PETERSBURG	AK	99833-1410
PETERSBURG MEDICAL CENTER		PO BOX 589	PETERSBURG	AK	99833-0589
PETERSBURG MENTAL HEALTH SERVICES		PO BOX 1309	PETERSBURG	AK	99833-1309
PETERSBURG MOOSE LODGE		PO BOX 222	PETERSBURG	AK	99833-0222
PETERSBURG MOTORS INC		PO BOX 767	PETERSBURG	AK	99833-0767
PRESBYTERIAN CHURCH		PO BOX 712	PETERSBURG	AK	99833-0712
PRIEST POINT LLC	C/O SUSAN ERICKSON	PO BOX 53	PETERSBURG	AK	99833-0053
QUITSLUND JOSEF M		PO BOX 668	PETERSBURG	AK	99833-0668
ROCKWELL DEVELOPMENT LLC		9831 MAIN TREE DR	ANCHORAGE	AK	99507
SALVATION ARMY-PETERSBURG		PO BOX 101459	ANCHORAGE	AK	99510-1459
SANAMADA HOLDINGS LLC		PO BOX 1694	PETERSBURG	AK	99833-1694
SKEEK LEONARD	SKEEK LOURDES	PO BOX 742	PETERSBURG	AK	99833-0742
SONDENAA ANITA	SONDENAA LEROY	PO BOX 1115	PETERSBURG	AK	99833-1115
SONS OF NORWAY		PO BOX 629	PETERSBURG	AK	99833-0629
SPRAGUE RICHARD	SPRAGUE SHARON	PO BOX 567	PETERSBURG	AK	99833-0567
SWAINSON DYLAN P		PO BOX 2125	PETERSBURG	AK	99833-2125
TIDES INN OF PETERSBURG LLC		PO BOX 556	PETERSBURG	AK	99833-0556
TONGASS FEDERAL CREDIT UNION		2000 TONGASS AVE	KETCHIKAN	AK	99901
TRIEM FRED		PO BOX 129	PETERSBURG	AK	99833-0129
TUCCILLO MARK WILLIAM	OHMER SUSAN	PO BOX 556	PETERSBURG	AK	99833-0556
US FOREST SERVICE		PO BOX 21628	JUNEAU	AK	99802-1628
VALHALLA PLACE LLC		9831 MAIN TREE DR	ANCHORAGE	AK	99507
VARSANO DANIEL J	SMETS MARIA	PO BOX 1714	PETERSBURG	AK	99833-1714
VINSON TRACI	VINSON ANTHONY	PO BOX 461	PETERSBURG	AK	99833-0461
WEAVER PAT ELAINE		PO BOX 1181	PETERSBURG	AK	99833-1181
WELDE DOUGLAS		PO BOX 875	PETERSBURG	AK	99833-0875
WELLS FARGO TAX L C/O D	WELLS FARGO-c/o DELOITTE TAX LLP	PO BOX 2609	CARLSBAD	CA	92018
WIKAN RICHARD		PO BOX 1461	PETERSBURG	AK	99833-1461
ZUSE LLC		PO BOX 373	PETERSBURG	AK	99833-0373