

# Planning Commission Report & Finding of Fact

Commission Meeting Date: November 14, 2023

APPLICANT/AGENT:

Petersburg Indian Association

OWNER(S), IF DIFFERENT:

Petersburg Borough

LEGAL DESCRIPTION:

Portion of Tract A, USS 1168  
Portion of Tract A, USS 1168

LOT AREA:

343,629 sq ft

LOCATION:

N 8<sup>th</sup> Street, West side of 8th  
N 8<sup>th</sup> Street, East side of 8th

SURROUNDING ZONING:

North: Single Family Residential  
South: Single Family Residential  
East: Multiple Family Residential  
West: Public Use

ZONING:

Multiple Family Residential

PID:

01-006-060  
01-006-070

North: Public Use

South: Single Family Residential

East: Public Use

West: Multiple Family Residential

APPLICATION SUBMISSION DATE:

10/11/2023

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I. APPLICANT REQUEST: The applicant has requested to purchase two borough-owned parcels for development of residential rental properties.

II. APPLICABLE CODE:

16.12 ACQUISITION OR DISPOSAL OF BOROUGH PROPERTY

III. FINDINGS:

- a. Petersburg Indian Association applied to purchase borough property on N. 8<sup>th</sup> Street.
- b. The subject parcel is comprised of borough-owned vacant land. The total area is approximately 343,000 sf or just over 7.8 acres.
- c. Legal access to the property is from N 8<sup>th</sup> Street.
- d. The subject parcel is zoned Multiple Family Residential.
- e. The "Nature Boardwalk" trail bisects a portion of the parcel as does the continuation of that trail up to the ballfield.
- f. The surrounding area is developed with residential neighborhoods to the north and south and public school and recreational areas to the east and west.
- g. The applicant's intent is to develop residential rental properties.
- h. The purpose of Multiple Family Residential is to provide a sound residential environment for three or more one-family, two-family, or multiple-family dwellings.
- i. The current zoning is consistent with the applicant's intended use for the parcel.
- j. The application was reviewed by relevant borough departments and determined there was no public purpose need for the subject property.

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## 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.C 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

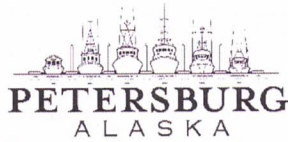
**Based on the preceding findings of fact, the Petersburg Planning Commission makes the following report to the Borough Assembly:**

1. The Planning Commission recommends the subject property be approved for sale.
2. The current zoning of the subject property is consistent with the intended development plans.
3. The existing trail should not be included in the sale of the parcel (or be granted a public access easement) to ensure continued use.

## EXHIBITS

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

# EXHIBIT A



## 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: \$

Date Rec'd:

Date: September 22, 2023

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

Lease **Purchase** Exchange Other

Parcel ID #(s) of Subject Property:

01006060

01006070

Proposed term of lease: \_\_\_\_\_

(total years)

Legal Description of Property:

Portion of Tract A, USS 1168

Portion of Tract A, USS 1168

Current Zoning of Property:

Multi-family Residential

Multi-family Residential

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Applicant Name: Petersburg Indian Association

Applicant Mailing Address: PO Box 1410

Petersburg, AK 99833

Applicant Contact Info: Chad Wright

(phone and/or email)

(907) 772-3636 tribaladmin@piatribal.org

1. Size of Area requested (identify the minimum area necessary in square feet): 64,642 & 71,469
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)

Proposed use: residential rental properties -- duplexes and small apartment buildings. PIA plans to retain ownership of the units. Rentals would be available to tribal and non-tribal citizens. Some of the units will be designated for tenants who experience mobility issues (elderly, disabled, etc). Estimated completion date for all structures: 2038 to 2043. Estimated dollar value for all structures: \$10 million. Value to the economy: (a) Increasing the rental market will benefit local employers by providing housing opportunities for new and existing employees and has the potential to attract new residents to the borough who might otherwise choose not to move here due to a lack of available housing. (b) Property tax for structures on land that is now vacant.

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

Petersburg Borough  
Nels III & Holli Otness, 307 N. 8th Street  
John R. Longworth, 607 Excel Street

Jay Hofschulte, Trustee, 304 N. 8th Street  
\_\_\_\_\_  
\_\_\_\_\_

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)  
Borough building permits, ACOE permit

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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? Petersburg Indian Association's housing plan (a) fits within the current zoning purpose and principal uses for the two parcels and (b) would serve to lessen the housing shortage that Petersburg is projected to experience for the foreseeable future.

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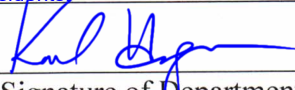
9. How is this request consistent with the Borough's comprehensive plan? Comprehensive Plan Update (Feb 2016) - Chapter 6. "1. Goal: Housing Supply. Increase availability of affordable, quality housing, particularly . . . rentals . . ." "1. Goal: Housing Supply. (b) Encourage higher density, less expensive housing options such as duplexes . . . apartments. . . ." "1. Goal: Housing Supply. (c) Encourage small housing developments with shared green spaces, maintenance and parking."

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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: The water, wastewater and electric departments have no need for these lots. The housing development plan being presented by PIA will need to include provisions of extending water and sewer service to this low lying area as there is no current plan for the Borough to extend water and sewer to these lots. Power exists on 8th Street that can serve the development. I am supportive of this effort to add housing options to Petersburg residents.

  
Utility Director  
Signature of Department Commenter

Department Comments: Community Development has no need for these 2 parcels.

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Signature of Department Commenter

Department Comments: Public works has no need for these two parcels. Any road or drainage work will will need to be approved by Public Works.

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Public Works Director  
Signature of Department Commenter

Department Comments: \_\_\_\_\_

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Signature of Department Commenter

**NOTICE TO APPLICANT(s):**

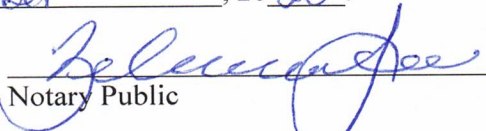
**Applicant will be required to pay a non-refundable filing fee with the Borough of \$500 to cover estimated costs of: a title report, survey, legal fees, postage, recording fees, public noticing and advertising and other costs incidental to the processing of this application.**

**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.**

  
\_\_\_\_\_  
Applicant/Applicant's Representative

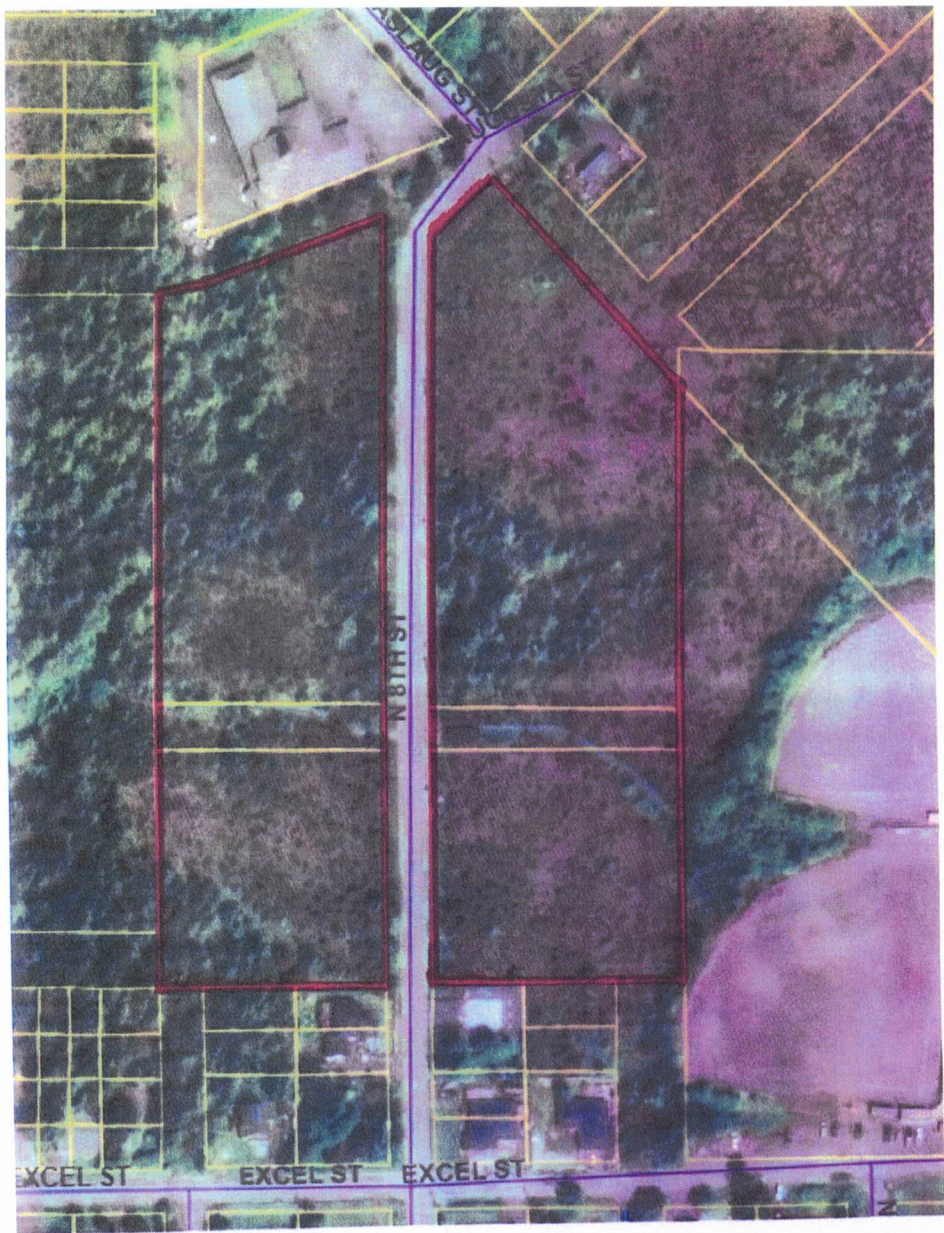
Subscribed and sworn to by Chad Wright, who personally appeared  
before me this 25 day of September, 2023.

  
\_\_\_\_\_  
Notary Public

Notary Public in and for the State of Alaska. My Commission Expires: July 5, 2026







# Petersburg Borough Parcels

## N. 8th Street

01-006-060 & 01-006-070





# EXHIBIT C

October 23, 2023



**JOHNSON CARLEE RAE BAXTER-MCINTOSH RANS  
PO BOX 2162  
PETERSBURG, AK 99833-2162**

## NOTICE OF SCHEDULED PUBLIC HEARINGS

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

**Recommendation to the Borough Assembly on an application from the Petersburg Indian Association to purchase borough-owned property located on N. 8<sup>th</sup> St. (PID: 01-006-060, 01-006-070).**

The public hearing and consideration of the application will be held:	<b>Tuesday, November 14<sup>th</sup> 2023, 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
SALLY DWYER		PO BOX 1788	PETERSBURG	AK	99833-1788
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
<b>PETERSBURG INDIAN ASSOCIATION</b>		<b>PO BOX 1410</b>	<b>PETERSBURG</b>	<b>AK</b>	<b>99833-1410</b>
ANDERSON PAUL	ANDERSON DARLENE	PO BOX 1454	PETERSBURG	AK	99833-1454
ANDERSON RODNEY	ANDERSON MELINDA	PO BOX 849	PETERSBURG	AK	99833-0849
BEAL R WILLIAM	BEAL TERRIE L	PO BOX 561	PETERSBURG	AK	99833-0561
BELL DUANE E	BELL DIANE	PO BOX 1301	PETERSBURG	AK	99833-1301
BERGMANN WILLIAM BERGMANN JOYCE A		PO BOX 130	PETERSBURG	AK	99833-0130
CARR REED T	CARR TONYA J	PO BOX 2168	PETERSBURG	AK	99833-2168
CLEMENS GEORGE D	CLEMENS MARY A	PO BOX 865	PETERSBURG	AK	99833-0865
COLLISON JEREMY N	COLLISON MARISSA A	PO BOX 1702	PETERSBURG	AK	99833-1702
CORNELIUS DONALD A	CORNELIUS KAREN A	PO BOX 1727	PETERSBURG	AK	99833-1727
CORRAO CHELSEA		PO BOX 1812	PETERSBURG	AK	99833-1812
CURTISS CRAIG CURTISS NANCY A		PO BOX 693	PETERSBURG	AK	99833-0693
DUNHAM LARRY D	MACDONALD LARINE H	PO BOX 424	PETERSBURG	AK	99833-0424
EILENBERGER MARILYN H		PO BOX 503	PETERSBURG	AK	99833-0503
EMMENEGGER DENNIS G	EMMENEGGER KATHRYN E	PO BOX 730	PETERSBURG	AK	99833-0730
EWING LYNN R	EWING DONNA M	PO BOX 1335	PETERSBURG	AK	99833-1335
FREEMAN HARLAN F	FREEMAN SHARON A	PO BOX 207	PETERSBURG	AK	99833-0207
GCI COMMUNICATION CORPORATION LESSEE		2550 DENALI ST STE 1000	ANCHORAGE	AK	99503
HALTINER FRED E HALTINER KAREN R		PO BOX 408	PETERSBURG	AK	99833-0408
HINDE BENJAMIN	HINDE MARCIE	PO BOX 2099	PETERSBURG	AK	99833-2099
HOFSCULTE JAY		PO BOX 775497	STEAMBOAT SPR CO		80477
JOHNSON CARLEE RAE	BAXTER-MCINTOSH RANS	PO BOX 2162	PETERSBURG	AK	99833-2162
KAER JOHN C	KAER VICTORIA G	PO BOX 716	PETERSBURG	AK	99833-0716
KAINO DOUGLAS	MCNUTT NAN	PO BOX 295	PETERSBURG	AK	99833-0295
KAINO TEDDY T	KAINO SHIGEKO	PO BOX 265	PETERSBURG	AK	99833-0265
KIVISTO KURT	KIVISTO SHARON	PO BOX 1036	PETERSBURG	AK	99833-1036
LAMBE KELSEY	MCCAY TREVOR	PO BOX 631	PETERSBURG	AK	99833-0631
LEONARD MICHAEL		PO BOX 676	PETERSBURG	AK	99833-0676
LIGHTHOUSE ASSEMBLY OF GOD		PO BOX 49	PETERSBURG	AK	99833-0049
LITTLETON RYAN		PO BOX 2143	PETERSBURG	AK	99833-2143
LONGWORTH JOHN R		PO BOX 773	PETERSBURG	AK	99833-0773
LUTHERAN CHURCH		PO BOX 709	PETERSBURG	AK	99833-0709
MALONE ALAN J		PO BOX 135	PETERSBURG	AK	99833-0135
MAROHL AARON B		PO BOX 255	PETERSBURG	AK	99833-0255
MARTIN DAVID S		PO BOX 88	PETERSBURG	AK	99833-0088
MARTIN ROBERT W	MARTIN BECKY J	PO BOX 357	PETERSBURG	AK	99833-0357
MAZZELLA DAVID A	MAZZELLA HILLARY G	PO BOX 650	PETERSBURG	AK	99833-0650
MEDALEN HAROLD D	MEDALEN CHRISTINE	PO BOX 821	PETERSBURG	AK	99833-0821
MIDKIFF EARL	MIDKIFF SHANNON	PO BOX 1728	PETERSBURG	AK	99833-1728
MOORE JOSHUA A	MOORE VICTORIA R	PO BOX 2015	PETERSBURG	AK	99833-2015
NELSON DONALD NELSON BETTY		PO BOX 442	PETERSBURG	AK	99833-0442
NEWLUN NEIL	NEWLUN MARGARET	PO BOX 957	PETERSBURG	AK	99833-0957
OCHOA RAYMOND		PO BOX 2138	PETERSBURG	AK	99833-2138
OHMER DAVE N		PO BOX 13	PETERSBURG	AK	99833-0013
OTNESS HOLLI	OTNESS NELS	PO BOX 2058	PETERSBURG	AK	99833-2058
OTNESS NELS K III	OTNESS HOLLI I	PO BOX 716	PETERSBURG	AK	99833-0716
OVERDORFF ERIC C	OVERDORFF KELLY J	PO BOX 247	PETERSBURG	AK	99833-0247
PETERSBURG LITTLE LEAGUE LESSEE		PO BOX 1577	PETERSBURG	AK	99833-1577
PETERSBURG BOROUGH SCHOOLS		PO BOX 289	PETERSBURG	AK	99833-0289
PETERSBURG CHILDREN CENTER		PO BOX 138	PETERSBURG	AK	99833-0138
RESSLER CHARLES	RESSLER LOIS V	PO BOX 1313	PETERSBURG	AK	99833-1313
RONNE BILL H	RONNE RITA J	PO BOX 1035	PETERSBURG	AK	99833-1035
SPEL DONALD & TAUSHA	SPEL KOREN	PO BOX 1407	PETERSBURG	AK	99833-1407
STANTON GREGOR JAY	STANTON GREGOR LEA	PO BOX 2155	PETERSBURG	AK	99833-2155
STEELE WILLIAM		PO BOX 2004	PETERSBURG	AK	99833-2004
STEWART DAVID L		PO BOX 1018	PETERSBURG	AK	99833-1018
THOMAS BRANDON RANSOM		PO BOX 333	PETERSBURG	AK	99833-0333
THOMPSON FLOYD A		PO BOX 1436	PETERSBURG	AK	99833-1436
THOMPSON HAROLD K	THOMPSON ELIZABETH M	PO BOX 1631	PETERSBURG	AK	99833-1631
THORSEN STACEY A	THORSEN DEREK	PO BOX 784	PETERSBURG	AK	99833-0784
TURLAND BECKY A		PO BOX 1987	PETERSBURG	AK	99833-1987
US COAST GUARD		PO BOX 1290	PETERSBURG	AK	99833-1290
WARE WILLIAM A	WARE CHRISTINE J	PO BOX 672	PETERSBURG	AK	99833-0672
WELDE DOUGLAS		PO BOX 875	PETERSBURG	AK	99833-0875
WELDE RACHEL		PO BOX 1245	PETERSBURG	AK	99833-1245
WELLNER MICHAEL	WELLNER JENNIFER	PO BOX 1591	PETERSBURG	AK	99833-1591
WILKINSON TIM	WILKINSON RAE	PO BOX 895	PETERSBURG	AK	99833-0895
WRIGHT CHADWICK C	JOHNSON SARAH A	PO BOX 1956	PETERSBURG	AK	99833-1956
YUEN KEN	VIEN VIVIAN	PO BOX 1689	PETERSBURG	AK	99833-1689

# EXHIBIT D

Rec'd  
11/14

7A

November 14, 2023

Attn: Planning Commission

RE: PIA Land Disposal Application

We ask that the Planning Commission and Borough Assembly does not approve the application as presented.

**Proposed use: Residential rental properties – duplexes and small apartment buildings**

We don't have a problem with duplexes, however we are against apartment buildings and believe this will lower the property value of the existing homes in the area.

**Value to the economy: Increasing the rental market would benefit employers**

Increasing the rental market would benefit employers, only if there isn't an income limit on the rentals. Most of the advertised job opportunities right now would pay over the amount to qualify for low income housing.

**Attracting new residents to the borough:**

There are people who would like to move here to work and own their house. We also have man young families that are looking for a house to own. We have a shortage of houses to purchase and that is why we believe that some of the parcels should be available for families to purchase and build a home on.

We request that if the Planning Commission decides to approve the application, you put a stipulation stating that there cannot be any apartment buildings, only duplexes.

Sincerely,

Nels & Holli Otness

John & Victoria Kaer

David & Hillary Mazzella



Sent: Tuesday, November 7, 2023 11:14 AM  
To: Anna Caulum <acaulum@petersburgak.gov>  
Subject: public hearing, land disposal 01-006-060, 01-006-060, 01-006-070, 01-006-070

7A

To Petersburg Borough Planning Commission,

Thank you for this notice of a hearing for land disposal regarding these large parcels of land along 8 th street. We own a duplex on 906 Gauffin Street.

My number one question was, who would be able to rent these properties, if purchased my Petersburg Indian Association?

I was happy to see that it is stated that native and Non-native individuals would be able to rent them.

My second question is this going to be a competitive bid. We feel that it is in the best interest of the Borough of Petersburg for this to be a competitive bid.

My third question is, if this is PIA owned property, will it be on the tax roles. It is necessary for it to be on the tax roles, in the years to come there will need to be road,

and utility maintenance. It would be a heavy burden on the borough if money has not been contributed along the way.

The surrounding area has historically been single family dwelling, or duplex. Would it require a change in zoning, if multi family units (larger than duplex) were build? We would not

want this area to be re-zoned commercial. We would like to see it remain single family dwelling or duplex.

Thank-you.

William and Joyce Bergmann