

Planning Commission Staff Report & Findings of Fact

Meeting Date: April 8, 2025

APPLICANT/AGENT:

Nordic Real Estate LLC
Sarah & Randal Holmgrain

OWNER(S), IF DIFFERENT:

Petersburg Borough

LEGAL DESCRIPTION:

Lot 4A, Skylark II Sub
Plat 90-14

LOT AREA:

4,332 sq ft

LOCATION:

1107 S Nordic Dr

SURROUNDING ZONING:

North: Industrial
South: Single Family
East: Commercial-1
West: Commercial-1

ZONING:

Commercial 1

PID:

01-010-737

APPLICATION SUBMISSION DATE:

1/28/2025

RECOMMENDATION:

Approve with conditions

I. APPLICANT REQUEST: The applicant has requested to lease borough-owned property at 1107 S. Nordic Drive.

II. APPLICABLE CODE:

16.12 Acquisition and Disposal of Borough Land

III. FINDINGS:

- a. The proposed lease parcel is located at 1107 S Nordic Dr.
- b. The borough has no public purpose need for the subject property.
- c. The parcel is small and development potential is limited.
- d. The property is zoned Commercial 1, which is consistent with the proposed use.
- e. Applicant is seeking to lease the property to improve access to their building on their adjacent property.

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 lease borough-owned property.
- b. Criteria –

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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 the commission recommend to the borough assembly to approve a lease of borough-owned property along with findings and report as presented.

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

1. Subject property is zoned as required by code.
2. Subject property is small and would be difficult to develop on its own.
3. The parcel is not needed for any public purpose.
4. The applicant's intended use supports the goal of providing safe, quality rental housing for borough residents.

EXHIBITS

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



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: <u>DKT</u>
Fee: \$ <u>500</u>
Date Rec'd: <u>1/28/25</u>

Date: 1/27/2025

This is a request for land disposal via:

- Lease
- Exchange
- Purchase
- Other _____
(Describe)

Parcel ID #(s) of Subject Property:
01-010-737

Proposed term of lease: 5yr. term with 3
(total years) (5yr. options to renew)

Legal Description(s) of Property:
Lot 4A, Skylark II Subdivision,
Plat 90-14

Current Zoning of Property:
Commercial I

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: Nordic Real Estate LLC

Applicant Mailing Address: PO Box 1975
Petersburg, AK 99833

Applicant Contact Info: Sarah Holmgren Randal Holmgren
(telephone and email) 518-0718 518-1774
spholmgren@gmail.com reholmgren@yahoo.com

1. Size of Area requested (identify the minimum area necessary in square feet): 4,332

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;
- b) a financial plan; and
- c) a development timeline

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)

See attached explanation.

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

Dean: Elena Roundtree, 1109 S. Nordic Hermosa Holdings LLC, 1103 S. Nordic
M: K Schwartz AK Trust, 1111 S. Nordic The Mill Inc 504 Wesley
LIV Perschen, 1106 S. Nordic Petersburg Borough, 1104 Odin

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)

Permit to install driveway/alley

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

A. Name, address and place of incorporation: Nordic Real Estate LLC
PO Box 1975, Petersburg, AK 99833
24 Halvay Lane, Petersburg, AK 99833

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

Name and address of registered agent: Sarah Holmgren, PO Box 1975
Petersburg, AK 99833

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

I believe there is not a downside. Access to Lot 4A
will allow the property at 1105 to be updated and
improved. I think we can all agree it is time for a
face lift and will only improve the neighborhood.

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

Chapter 3 Land Use + Environment - "encourage high quality
buildings". Chapter 4 "Housing". With the renovations
planned the value and desirability of the property will
increase which also leads to more housing.

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: See attached comments from Community Development,
Power & Light and Public Works.

Signature of Department Commenter

Department Comments: _____

Signature of Department Commenter

Department Comments: _____

Signature of Department Commenter

Department Comments: _____

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.

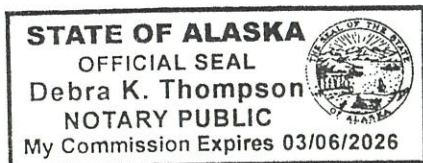
Sarah Holmgren

Applicant/Applicant's Representative Signature

Sarah Holmgren

Printed Name

Subscribed and sworn to by Sarah Holmgren, who personally appeared
before me this 28th day of January, 2025.



Debra K. Thompson

Notary Public in and for the State of Alaska.

My Commission Expires: 3/6/2026

Attachment 3.

We would like to create an alleyway or driveway on 1107 S Nordic, Lot 4A, to provide better access for maintaining our building located at 1105 S Nordic Drive. Once the driveway is created, we intend to use it immediately to continue the repairs at 1105 S Nordic. We plan to use it indefinitely for access to the south side of 1105 S Nordic for continued ongoing maintenance. In addition, if the driveway is made wide enough it could provide full access to the back of the building, which makes it easier to maintain and stay up to date on any needed repairs. Some tree removal will be necessary to since clearing the land to make the driveway may cause some of them to be unstable.

Reid Brothers has provided an estimate of \$47,000. Additional funds will need to be spent to remove any trees that are unstable or pose a hazard. That will be determined closer to the commencement of the work.

If approved, we anticipate the work to be done this spring/summer, 2025.

As we are all aware, there is a shortage of housing. We purchased The Narrows to renovate it and provide updated, safe, clean, housing in the community. It will be exceedingly difficult to proceed with the planned repairs if access to the south side is difficult, which it is at this time. The clearing of Lot 4A or a portion of it would allow safer easier access for the contractors and help us maintain the property more effectively in the future. In addition, large tree branches that are on Lot 4A hang over the roof onto the building dropping debris and contributing to the degradation of the roof and thereby shortening its life span and costing us more money as the roof will then need to be replaced sooner than expected if current conditions remain. Tree removal will also permit substantially more light and airflow on the south side and keep the area dry in our very wet climate.

The planned repairs will increase the value of 1105 S Nordic and in turn provide more tax revenue for the Borough. The repairs will also increase housing opportunities in Petersburg reducing the pressure on an already very tight rental market which encourages residents to stay and potential residents housing options. If it is easier to access all sides of the building it makes the repairs go faster and smoother, allowing us to maintain the property more easily after the improvements have been completed.

Our goal is to revitalize the property and provide additional safe, clean, inviting housing in the community, a more aesthetically pleasing property, and improve the neighborhood overall.

Debra Thompson

From: Liz Cabrera
Sent: Wednesday, February 12, 2025 12:17 PM
To: Debra Thompson
Subject: Re: Nordic Real Estate LLC Lease Application

Community Development has no need for the subject parcel for a public purpose.

From: Debra Thompson
Sent: Monday, February 3, 2025 3:59 PM
To: Liz Cabrera; Chris Cotta; Karl Hagerman; Stephen Giesbrecht
Subject: Nordic Real Estate LLC Lease Application

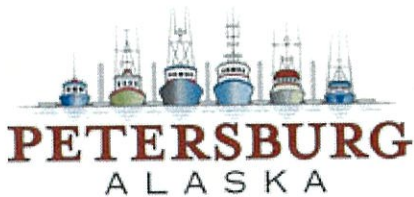
All,

Please see the lease application, attached. Please let me know if your department(s) need the subject parcel for a public purpose (PID #01-010-737, Lot 4A, Skylark II Subdivision, Plat 90-14).

Thank you,
Debbie

Debra K. Thompson, CMC
Borough Clerk/Human Resources Director

Petersburg Borough
907-772-5405



Debra Thompson

From: Kevin Hess
Sent: Wednesday, February 5, 2025 2:11 PM
To: Debra Thompson
Cc: Karl Hagerman; Sarah O'Brocta; Stephen Giesbrecht
Subject: RE: Nordic Real Estate LLC Lease Application

Debra,

Currently PMPL has a service pole that is set on this property; it is approximately 100 feet from the property line on S. Nordic. This service pole provides power to the residences of Dean Roundtree at 1109 S. Nordic and Mike Schwartz at 1111 S. Nordic. A power line easement would need to be set in place for these residences. Also, if a road were to be built, depending on the location of the road and the depth of the excavation, the pole may need to be moved and set deeper into the ground. This cost would need to be paid for by the Lessee. If you have any questions, please let me know.

Thanks

Kevin

From: Stephen Giesbrecht <sgiesbrecht@petersburgak.gov>
Sent: Tuesday, February 4, 2025 1:35 PM
To: Kevin Hess <khess@petersburgak.gov>
Cc: Karl Hagerman <khagerman@petersburgak.gov>; Sarah O'Brocta <sobrocta@petersburgak.gov>
Subject: FW: Nordic Real Estate LLC Lease Application

Kevin, take a look and let Debbie know if PMPL has any concerns with this lease application.

thanks

From: Debra Thompson <dthompson@petersburgak.gov>
Sent: Monday, February 3, 2025 4:00 PM
To: Liz Cabrera <lcabrera@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>; Karl Hagerman <khagerman@petersburgak.gov>; Stephen Giesbrecht <sgiesbrecht@petersburgak.gov>
Subject: Nordic Real Estate LLC Lease Application

All,

Please see the lease application, attached. Please let me know if your department(s) need the subject parcel for a public purpose (PID #01-010-737, Lot 4A, Skylark II Subdivision, Plat 90-14).

Thank you,
Debbie

Debra K. Thompson, CMC
Borough Clerk/Human Resources Director

Debra Thompson

From: Chris Cotta
Sent: Thursday, February 20, 2025 2:08 PM
To: Debra Thompson
Subject: RE: Nordic Real Estate LLC Lease Application

Debbie,

Sorry for the delay – I did need to talk with some of my crew about that area which took a few days to catch up with everybody. Public Works has no need for the subject property.

Thanks,
Chris

From: Debra Thompson <dthompson@petersburgak.gov>
Sent: Thursday, February 20, 2025 1:09 PM
To: Chris Cotta <ccotta@petersburgak.gov>
Subject: FW: Nordic Real Estate LLC Lease Application

Hi Chris,

I don't find that I received a reply from you regarding the attached lease application.

Thank you,
Debbie

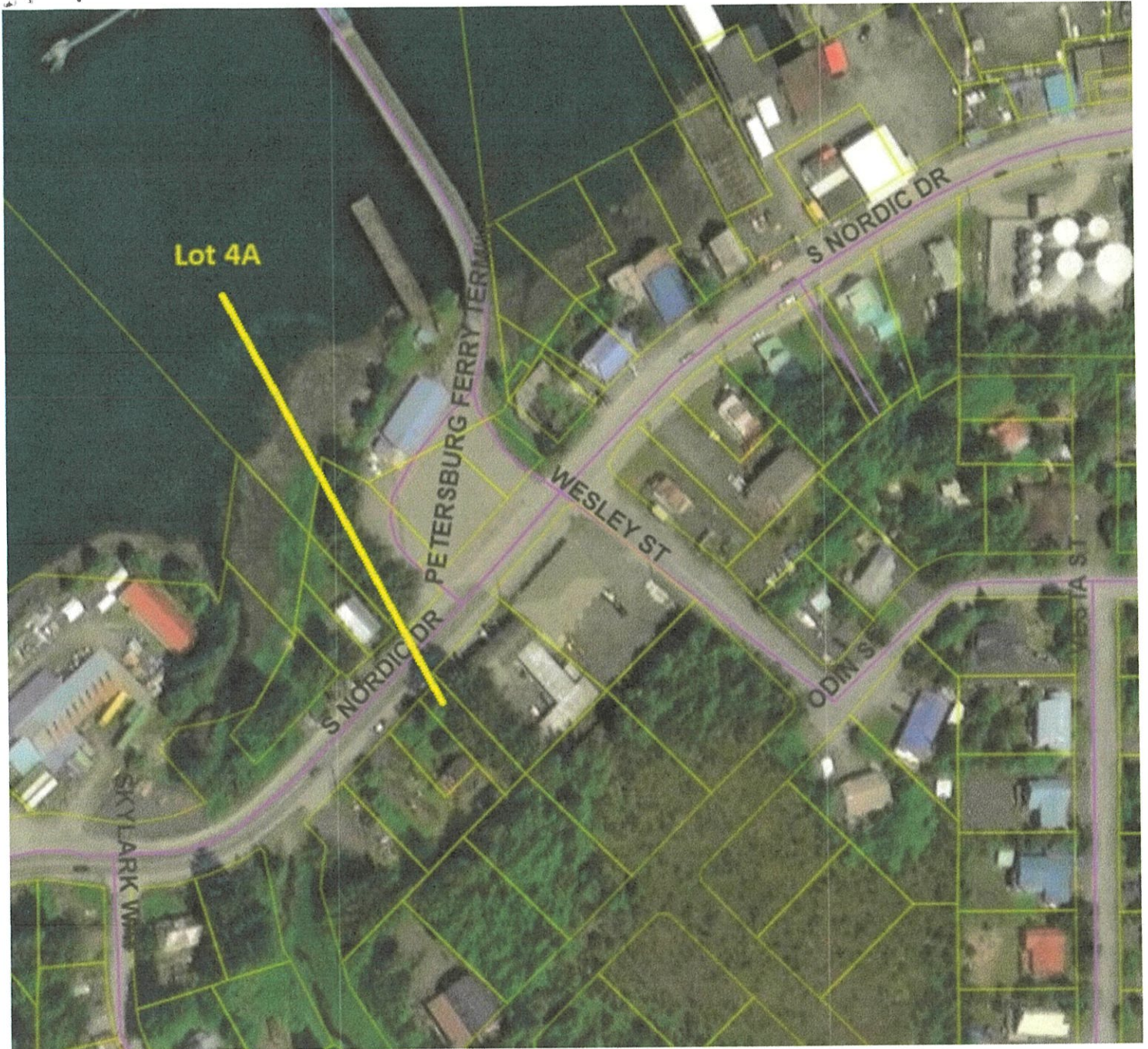
Debra K. Thompson, CMC
Borough Clerk/Human Resources Director

Petersburg Borough
907-772-5405

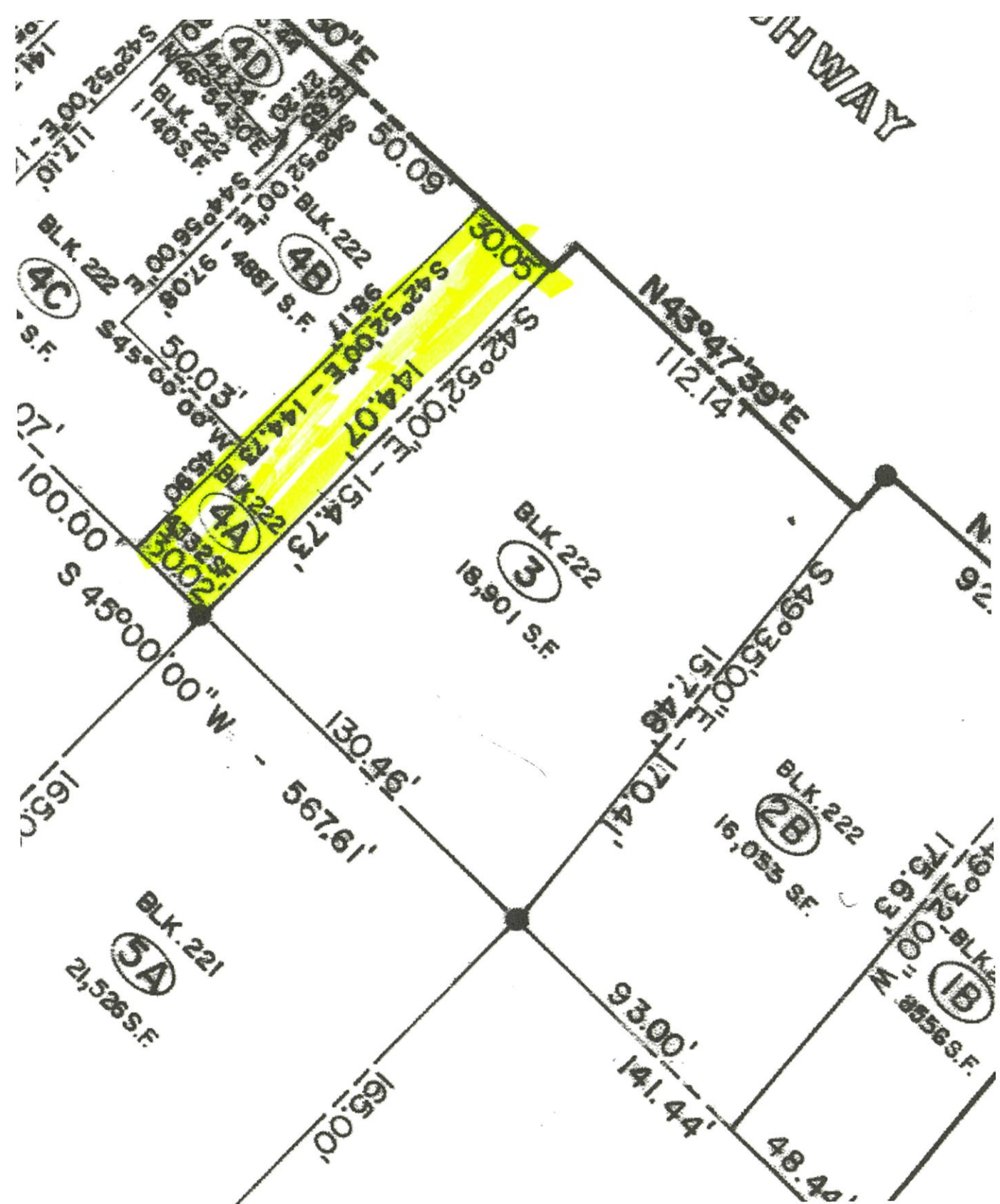


From: Debra Thompson
Sent: Monday, February 3, 2025 4:00 PM
To: Liz Cabrera <lcabrera@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>; Karl Hagerman <khagerman@petersburgak.gov>; Stephen Giesbrecht <sgiesbrecht@petersburgak.gov>
Subject: Nordic Real Estate LLC Lease Application

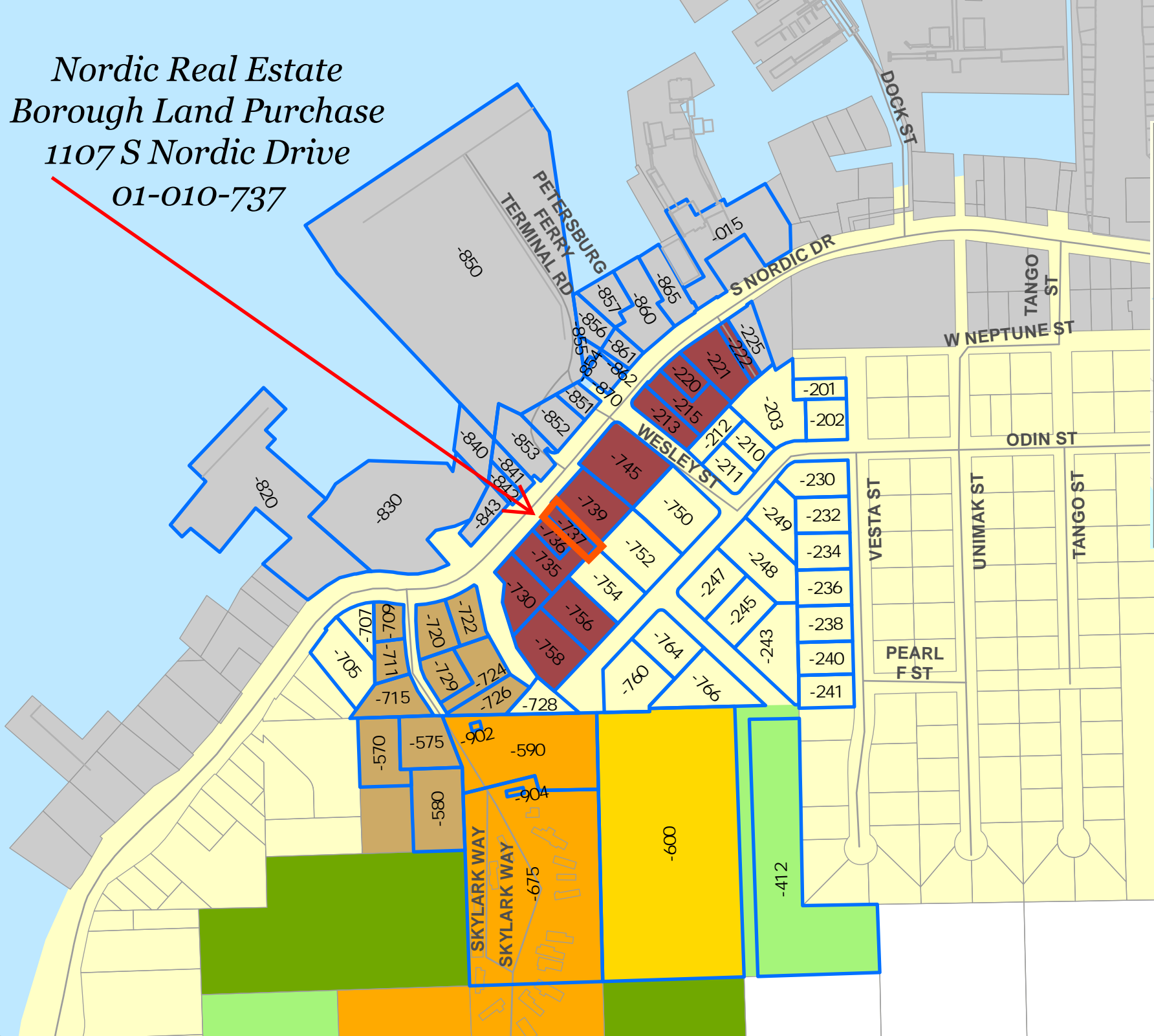
All,



HWAY



*Nordic Real Estate
 Borough Land Purchase
 1107 S Nordic Drive
 01-010-737*



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



March 18, 2025

**HOLMGRAIN RANDAL E HOLMGRAIN SARAH
PO BOX 1975
PETERSBURG, AK 99833-1975**

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 Nordic Real Estate LLC to lease borough-owned property at 1107 S NORDIC DR (PID: 01-010-737).

The public hearing and consideration of the application will be held:	Tuesday, April 8th, 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

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
NORDIC REAL ESTATE LLC		PO BOX 1975	PETERSBURG	AK	99833-1975
AGNER JESSE A	AGNER MARGARET H	PO BOX 565	PETERSBURG	AK	99833-0565
ALASKA LAND COMPANY		2500 VISCOUNT WAY	RICHMOND	BC	V6V 1N1
ALASKA STATE OF		550 W 7TH AVE STE 1050A	ANCHORAGE	AK	99501-3579
ANDERSON AMY E		8010 BLAIR MILL WAY APT 98	SILVER SPRING	MO	20928-6642
BERTAGNOLI JOE		PO BOX 481	PETERSBURG	AK	99833-0481
CANGIALOSI SALVATORE A		PO BOX 1414	PETERSBURG	AK	99833-1414
CLARK KEVIN J		PO BOX 1256	NOME	AK	99762-1256
CONNOR WILLIAM H JR		1668 E HARMONY WAY	QUEEN CREEK	AZ	85140-5176
DIAMANTE GIFT SHOPPE INC		PO BOX 1029	PETERSBURG	AK	99833-1029
EC PHILLIPS AND SONS INC		PO BOX 209	PETERSBURG	AK	99833-209
ELLIS MARY ANNE		PO BOX 472	PETERSBURG	AK	99833-0472
GANSKE MORRILL ELLEN M		112 BLACK POWDER CIR	FOLSOM	CA	95630
GARD TIMOTHY	GARD LISA	21700 WILDFLOWER DR	NEWBERG	OR	97132
GRANBERG LOREEN		PO BOX 2002	PETERSBURG	AK	99833-2002
HERMOSA HOLDINGS LLC		PO BOX 1393	PETERSBURG	AK	99833-1393
HOLMGRAIN RANDAL E	HOLMGRAIN SARAH	PO BOX 1975	PETERSBURG	AK	99833-1975
LITSHEIM PETER	LITSHEIM THERESA	PO BOX 856	PETERSBURG	AK	99833-0856
LYNN CYNTHIA E		PO BOX 1758	PETERSBURG	AK	99833-1758
LYONS HEIDI PERSCHON LIV	ONEIL HEATHER	PO BOX 527	PETERSBURG	AK	99833-0527
LYONS JACK C	LYONS HEIDI	PO BOX 527	PETERSBURG	AK	99833-0527
M&K SCHWARTZ AK TRUST		PO BOX 434	PETERSBURG	AK	99833-0434
MAROHL AARON		PO BOX 255	PETERSBURG	AK	99833-0255
MARSH KIRT	MARSH DONNA	PO BOX 1421	PETERSBURG	AK	99833-1421
MATTINGLY DARBY	MATTINGLY NICHOLE	PO BOX 783	PETERSBURG	AK	99833-0783
MORRIS CHRISTINA		709 95TH DR SE	LAKE STEVENS	WA	98258-3929
MURDOCK WILLIAM CHARLES	MURDOCK EILEEN ROSE	PO BOX 850	PETERSBURG	AK	99833-0850
NEWMAN TANGI L		PO BOX 476	PETERSBURG	AK	99833-0476
ONEIL DENNIS	ONEIL HEATHER	PO BOX 1083	PETERSBURG	AK	99833-1083
O'SOUP DERRICK G	O'SOUP KELLY N	PO BOX 1994	PETERSBURG	AK	99833-1994
PARKER SAMUELLE MAE		PO BOX 1364	PETERSBURG	AK	99833-1364
PERRY DONALD E	PERRY LYNNE M	PO BOX 1566	PETERSBURG	AK	99833-1566
PERSCHON LIV M		PO BOX 128	PETERSBURG	AK	99833-0128
PETERSON RAYMOND G	PETERSON ELIZABETH K	PO BOX 1491	PETERSBURG	AK	99833-1491
PISTON AND RUDDER SERVICE INC		PO BOX 1308	PETERSBURG	AK	99833-1308
RENO SEAIRA	SCHONBERG FRANZ	PO BOX 1434	PETERSBURG	AK	99833-1434
ROUNDTREE DEAN & ELENA	ROUNDTREE ARIEL M	PO BOX 454	PETERSBURG	AK	99833-0454
ROUNDTREE KYLE		PO BOX 1497	PETERSBURG	AK	99833-1497
SKYLARK PARK LLC		PO BOX 2070	PETERSBURG	AK	99833-2070
STROMDAHL JAMES	STROMDAHL MARY	PO BOX 1326	PETERSBURG	AK	99833-1326
TANGATAILOA STACIE		400 NE 153RD ST	SHORELINE	WA	98155
THE MILL INC		PO BOX 790	PETERSBURG	AK	99833-0790
TONKA SEAFOODS		PO BOX 1420	PETERSBURG	AK	99833-1420
TUCKER EMIL K	CHRISTENSEN CARIN L	PO BOX 1785	PETERSBURG	AK	99833-1785
WOOD GEORGE	WOOD SUSAN	PO BOX 902	PETERSBURG	AK	99833-0902
YOUNG ELROY L & ALICE H		PO BOX 2100	PETERSBURG	AK	99833-2100
REGULA RANDY R & REBECCA A		PO BOX 1687	PETERSBURG	AK	99833-1687