

Planning Commission Staff Report & Finding of Fact

Meeting Date: April 8, 2025

APPLICANT/AGENT:
Island Refrigeration LLC

OWNER(S), IF DIFFERENT:

LEGAL DESCRIPTION:
Port Authority Storage Area Plat
2000-6
Lot T-37 PTN Plat 95-7

LOT AREA:
28,983
3,923

LOCATION:
111 Dock St
107 A Dock St

SURROUNDING ZONING:
North: Industrial

ZONING:
Industrial

South: Industrial
East: Industrial
West: Industrial

PID:
01-010-035
01-008-242

APPLICATION SUBMISSION
DATE:
2/25/2025

RECOMMENDATION:

I. APPLICANT REQUEST: The applicant is requesting a minor subdivision to subdivide two parcels into one.

II. APPLICABLE CODES:
18.20 MINOR SUBDIVISION
19.44 INDUSTRIAL DISTRICT

III. FINDING:

1. Subject properties are in the port dock area and consist of vacant lots previously used for gear storage.
2. The surrounding area is a marine industrial area and well developed.
3. The properties are zoned industrial but are within the proposed Marine Industrial Overlay.
4. Legal access is provided from Dock St and an established easement.
5. Municipal water, wastewater, and electricity are available to the properties or are close by.
6. The proposed subdivision will subdivide two lots into four lots and extend existing access and utility easement.
7. Lot C contains an extension of the existing access and utility easement primarily for Lot B.

IV. PUBLIC NOTICE

The borough provided public notice consistent with PMC 19.84.040. 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.

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V. APPLICATION REVIEW

The application is classified as a minor subdivision.

a. ZONING DISTRICT STANDARDS

Industrial Zoning

	Criteria	Proposed Lots	Analysis
Lot Size	No minimum	--	
Lot Coverage	100%	--	
Fire Code	Per IBC	Construction on Lot C meets fire code.	Construction has been approved by fire marshal. Proposed subdivision will not impact required separation.

c. Criteria – Per 18.20, the minor subdivision plat procedure shall be available to create a subdivision of a single parcel into no more than four parcels. The following general conditions must be met to be considered for a minor subdivision:

CRITERIA	PROPOSED SUBDIVISION	COMMENT
1.The plat subdivides a single lot into not more than four lots;	Conforms	
2.The plat provides legal and physical access to a public highway or street for each lot created by the subdivision;	Conforms	Easement to Dock St.
3.The plat does not contain or require a dedication of a street, right-of-way, or other area;	Conforms	
4.The plat does not require a vacation of a public dedication of land or a variance from a subdivision regulation;	Conforms	
5.The outside corners of each lot are marked and at least two outside corners of the whole subdivision tract are referenced to publicly recorded survey markers;	Plat conform prior to recording	
6.The written approval of the public works, engineering, power and light and police		

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departments has been noted on the application.		
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VI. ACTION

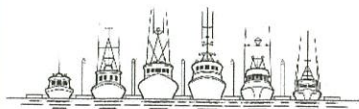
Proposed motion: I move to approve the Island Refrigeration Subdivision with findings of fact and conditions of approval as presented.

Based on the preceding findings of fact, the Petersburg Planning Commission, acting as the Platting Board, makes the following determination:

- a. The proposed Island Refrigeration Subdivision meets the conditions outlined in Title 18 for a minor subdivision.
- b. As a condition of approval, the Applicant/Owner shall:
 - Submit a plat with legible lettering meeting the generally accepted standards for good draftsmanship as prepared by a professional land surveyor, properly registered in the state of Alaska, drawn to scale, and provided in a format, size, suitable for recording.
 - Please include lot area (in square feet) of each new lot created by the subdivision.
 - Plat will have at least two outside corners of the whole subdivision tract referenced to publicly recorded survey markers.

EXHIBITS

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



PETERSBURG BOROUGH LAND USE APPLICATION

CODE TO:	110.000.404110
BASE FEE:	115.00
PUBLIC NOTICE FEE:	\$70.00
TOTAL:	185.00
CHECK NO. or CC:	

DATE RECEIVED:

RECEIVED BY:

APPLICANT/AGENT

NAME Island Refrigeration, LLC

MAILING ADDRESS PO Box 2185

CITY/STATE/ZIP Petersburg, AK 99833

PHONE 907-772-3310

EMAIL Brock@islandref.com

LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)

NAME

MAILING ADDRESS

CITY/STATE/ZIP

PHONE

EMAIL

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION:

111 Dock St and 107A Dock St

PARCEL ID: 01-008-242
01-010-035

ZONE: I

OVERLAY: M10

CURRENT USE OF PROPERTY:
VACANT

LOT SIZE: 33816 SF

PROPOSED USE OF PROPERTY (IF DIFFERENT):

CURRENT OR PLANNED SEWER SYSTEM: ☒ Municipal ☐ DEC-approved on-site systemCURRENT OR PLANNED WATER SOURCE: ☒ Municipal ☐ Cistern/Roof Collection ☐ Well

LEGAL ACCESS TO LOT(S) (Street Name): Dock Street

TYPE OF APPLICATION & BASE FEE☐ 19.84 Zoning Change (\$100)☐ 18.18 Record of Survey (\$50) (Note: No Public Notice Fee)☒ 18.20 Minor Subdivision/18.24 Preliminary Plat/18.19 Replat (\$75 + \$10 per lot)☐ 18.24 Final Plat (\$25 per lot)**SUBMITTALS:**

For Zoning Change, please submit letter stating the new zoning and explaining the need for the change.

For Subdivision approvals, please submit a prepared plat map as required by borough code.

SIGNATURE(S):

I hereby affirm all of the information submitted with this application is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner(s) or authorized agent thereof for the property subject herein.

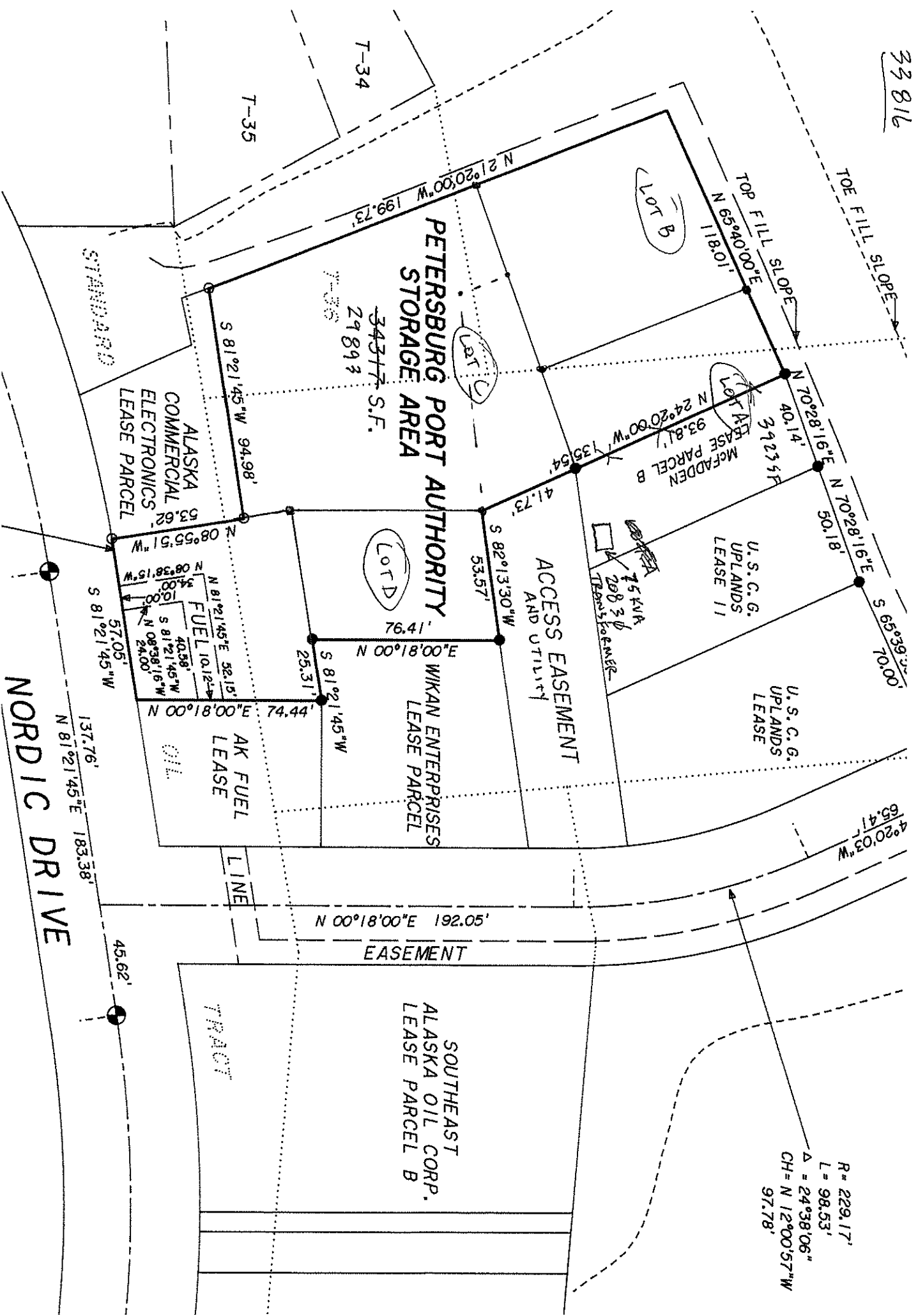
Applicant(s): _____ Date: _____

Owner: Bh Sh Date: 2/25/2025

Owner: _____ Date: _____

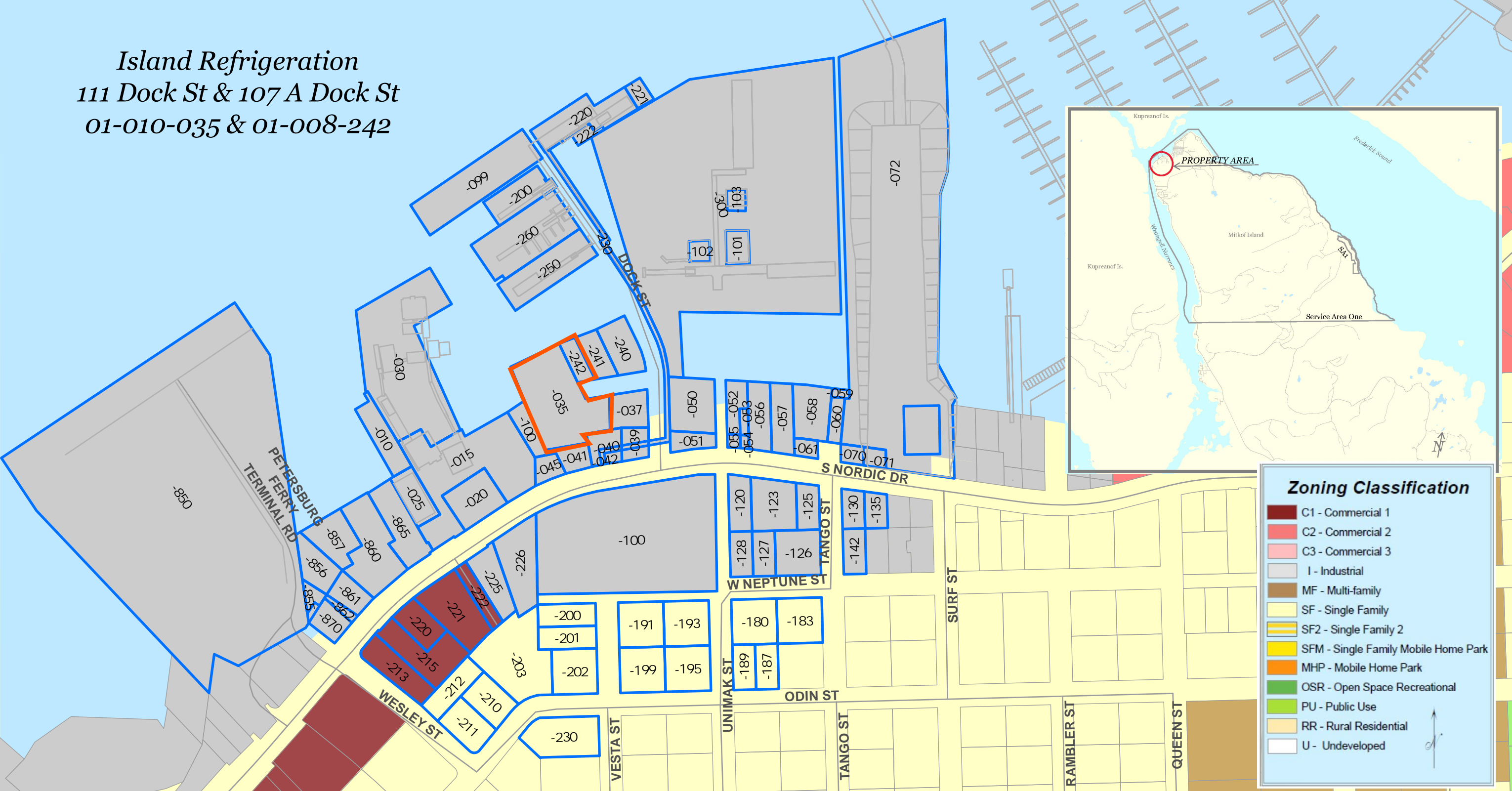
Owner: _____ Date: _____

Total 50 FT
33816



R = 229.17'
L = 98.53'
Δ = 24°38'06"
CH = N 12°00'57" W
97.78'

Island Refrigeration
111 Dock St & 107 A Dock St
01-010-035 & 01-008-242





March 18, 2025

**ROCKY'S MARINE INC.
PO BOX 690
PETERSBURG, AK 99833-0690**

NOTICE OF SCHEDULED PUBLIC HEARINGS

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

Consideration of an application from Island Refrigeration for a minor subdivision at 110 and 107A DOCK ST (PID: 01-008-242 and 01-010-035).

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
ISLAND REFRIGERATION LLC		PO BOX 2185	PETERSBURG	AK	99833-2185
ALASKA COMMERCIAL ELECTRONICS LLC		PO BOX 1144	PETERSBURG	AK	99833-1144
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
BIRCHELL PROPERTIES LLC		PO BOX 12	PETERSBURG	AK	99833-0012
BOJORQUEZ-FELIX RICARDO		PO BOX 2011	PETERSBURG	AK	99833-2011
CURTISS KERRI		PO BOX 1532	PETERSBURG	AK	99833-1532
DAHL JEROME E	DAHL STACEY	PO BOX 1275	PETERSBURG	AK	99833-1275
DIAMANTE GIFT SHOPPE INC		PO BOX 1029	PETERSBURG	AK	99833-1029
GANSKE MORRILL ELLEN M		112 BLACK POWDER CIR	FOLSOM	CA	95630
GARD TIMOTHY	GARD LISA	21700 WILDFLOWER DR	NEWBERG	OR	97132
ISLAND REFRIGERATION LLC		PO BOX 2185	PETERSBURG	AK	99833-2185
KANDOLL BRIAN	KANDOLL CAROL	PO BOX 1363	PETERSBURG	AK	99833-1363
KIVISTO ROBERT S		PO BOX 1781	PETERSBURG	AK	99833-1781
LITSHEIM PETER	LITSHEIM THERESA	PO BOX 856	PETERSBURG	AK	99833-0856
MARSH KIRT	MARSH DONNA	PO BOX 1421	PETERSBURG	AK	99833-1421
MARTIN BROCK F	WEBB SUZANNE M	PO BOX 1398	PETERSBURG	AK	99833-1398
MENISH SCHONBERG LIVING TRUST		PO BOX 877	PETERSBURG	AK	99833-0877
MORRISON CHRISTINA TRUSTEE	ARNOLD G FREDRICKSEN TRUST	PO BOX 284	PETERSBURG	AK	99833-0284
NORDIC HOUSE BED & BREAKFAST INC		PO BOX 469	PETERSBURG	AK	99833-0469
OLSEN OLIVIA J		PO BOX 221	PETERSBURG	AK	99833-0221
PARKER SAMUELLE MAE		PO BOX 1364	PETERSBURG	AK	99833-1364
PERRY DONALD E	PERRY LYNNE M	PO BOX 1566	PETERSBURG	AK	99833-1566
PETERSBURG FLYING SERVICES LLC LESSEE	ALASKA DOT & PF LESSOR	PO BOX 1348	PETERSBURG	AK	99833-1348
PETRO 49 INC	HARBOR ENTERPRISES INC	PO BOX 389	SEWARD	AK	99664
PISTON AND RUDDER SERVICE INC		PO BOX 1308	PETERSBURG	AK	99833-1308
RENO SEAIRA	SCHONBERG FRANZ	PO BOX 1434	PETERSBURG	AK	99833-1434
RIBICH ELI		PO BOX 110	PETERSBURG	AK	99833-0110
ROCKY'S MARINE INC.		PO BOX 690	PETERSBURG	AK	99833-0690
ROSVOLD LESSEE ERIC LESSEE	ALASKA DOT & PF LESSOR	PO BOX 1144	PETERSBURG	AK	99833-1144
RUTHERFORD ANDREW LESSEE	ALASKA DOT & PF LESSOR	PO BOX 190498	ANCHORAGE	AK	99519-0498
SHORT BRIDEY L		PO BOX 933	PETERSBURG	AK	99833-0933
SMITH LYNN M		PO BOX 841	PETERSBURG	AK	99833-0841
STEUER NORIE	STEUER GERALD M JR	PO BOX 102	PETERSBURG	AK	99833-0102
STROMDAHL JAMES	STROMDAHL MARY	PO BOX 1326	PETERSBURG	AK	99833-1326
THE MILL INC		PO BOX 790	PETERSBURG	AK	99833-0790
TUCKER EMIL K	CHRISTENSEN CARIN L	PO BOX 1785	PETERSBURG	AK	99833-1785
US COAST GUARD		PO BOX 1290	PETERSBURG	AK	99833-1290
US FOREST SERVICE		PO BOX 1328	PETERSBURG	AK	99833-1328
VOLK EDWARD J	VOLK RENEE I	PO BOX 1564	PETERSBURG	AK	99833-1564
WEATHERS ANDREA		PO BOX 167	PETERSBURG	AK	99833-0167
WIKAN JOHN B WIKAN SHERI L	WIKAN ENTERPRISES INC	PO BOX 929	PETERSBURG	AK	99833-0929
YOUNG ELROY L & ALICE H		PO BOX 2100	PETERSBURG	AK	99833-2100
REGULA RANDY R & REBECCA A		PO BOX 1687	PETERSBURG	AK	99833-2100
ALASKA DOT & PF LESSOR		PO BOX 112505	JUNEAU	AK	99811-2505