



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: DKT

Fee: \$ 500.00

Date Rec'd:

2.10.2025

Date: 4/18/2025

This is a request for land disposal via:

☒ Lease

☐ Exchange

☐ Purchase

☐ Other

(Describe)

Parcel ID #(s) of Subject Property:

Southwest of 01-008-220

Per City Planner no Parcel Number

Proposed term of lease: 50 years

(total years)

Legal Description(s) of Property:

Water - Wrangell Narrows

Current Zoning of Property:

Commercial

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: Charles B. Robertson

Applicant Mailing Address: 741 Boston Post Road Guilford, CT 06437

Applicant Contact Info:
(telephone and email)

203-453-6800

cbrobertson@americancruiselines.com

1. Size of Area requested (identify the minimum area necessary in square feet): 22,000 sq ft.
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

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

Petro 49 INC 119 Dock Street LOTS 01-008-220, 221, 222,230

US Coast Guard 117 Dock Street LOTS 01-008-20

US Forest Service 115 Dock Street LOTS 01-008-260

Rocky's Marine Inc. 113 Dock Street LOTS 001-008-250

US Coast Guard 107 Dock Street LOTS 01-008-240,241

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: _____

N/A

6. What local, state or federal permits are required for the proposed use? (list all)

See Attached

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

A. Name, address and place of incorporation:

741 Boston Post Road Guilford, CT 06437

Place of Incorporation - Delaware

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

Name and address of registered agent:

Eagle Raven Global - Tonya Tisher

1900 Crest Street Juneau, AK 99801

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

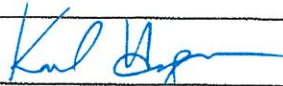
See Attached

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

See Attached

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: PMPL has no need for this area.



Signature of Department Commenter

Department Comments: Subject property is not needed for a public purpose.

Liz Cabrera, Community Development

Signature of Department Commenter

Department Comments: Harbor Department - see attached

Glo Wollen - see attached

Signature of Department Commenter

Department Comments: Public Works - see attached

Chris Cotta - see attached

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.

Charles B. Robertson

Applicant/Applicant's Representative Signature

Charles B. Robertson

Printed Name

Subscribed and sworn to by Charles B. Robertson, who personally appeared

before me this 18th day of April, 2025.

Melissa J. Boczar
Notary Public in and for the State of Alaska, Commissioner
My Commission Expires: 05/31/2025

MELISSA J. BOCZAR
NOTARY PUBLIC
MY COMMISSION EXPIRES MAY 31, 2025

Harbor Department Comments

Wednesday, April 30, 2025 12:36 PM

The Harbor Department remains supportive of the Borough working with American Cruise Lines to develop this piece of waterfront. Their proposed project fits well within the layout of the Petersburg waterfront for highest and best uses of Borough owned tidelands. The Harbor does not have immediate plans for these tidelands.

The Harbor appreciates that the ACL application mentions a partnership with the Borough that includes possible off season use by the Harbor Department. The application letter indicates that ACL will construct a 24' x 120' moorage float facility with an 8' x 100' aluminum gangway that is consistent with the joint uses identified in the Concept 7 design. The Concept 7 was jointly funded by ACL and the Borough with a design that includes plans for electrical and potable water/fire chase ways and an area for a sewer lift station that will render the facility usable in the future by the public. If ACL builds the facility with a future utility component design include, then the Harbor Department would see benefit from off season use. If the design does not allow for future utility placement then the Harbor Department may not benefit from using the facility in the off-season.

Moving forward with ACL application for building and maintaining their own facility will result in an estimated annual loss of \$30,000 in revenue (\$600 x 50 estimated stops) but would benefit harbor operations by reducing ACL needs for moorage on C-Float and at the Drive Down during peak fishing and transient visitor season.

Glo Wollen
Harbormaster

Public Works Comments

Public Works has no need for the subject parcel as outlined in red in the attachment.

Water and wastewater connections are potentially available if ACL moves forward with this project. Water goes all the way to the end of the existing dock and the wastewater line stops near the Coast Guard float, but could potentially be extended to serve the proposed cruise ship dock.

Chris Cotta
Public Works Director

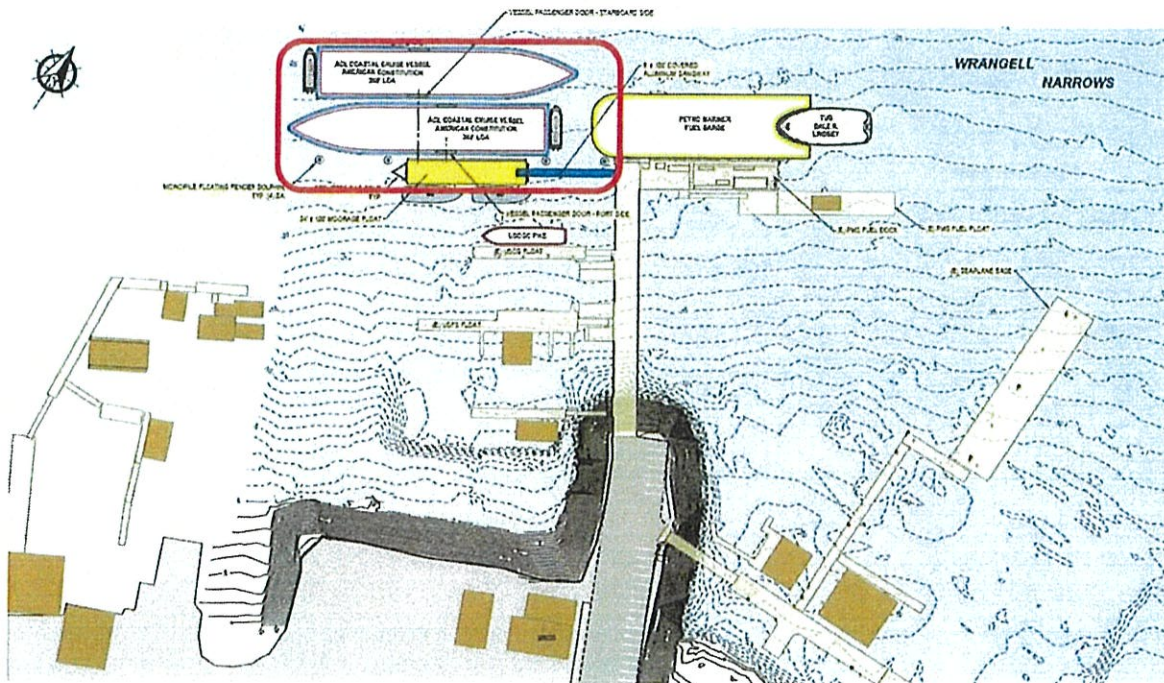
*Petersburg Borough, Alaska
Land Disposal Application
Additional Information*

Applicant: American Cruise Lines



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.

Requested parcel is outlined below in **RED**.



The property would be utilized to construct a new dock, roughly as shown below. The project would consist of a gangway and moorage float extending to the SW of parcel 01-008-220 * 119 DOCK STREET * PETRO 49 INC, LESSEE and PETERSBURG BOROUGH LESSOR. This project would include an approximately 8' x 100' aluminum gangway extending to a 24' x 120' moorage float. This design would allow American Cruise Lines vessels to dock either port or starboard side to the dock enhancing vessels safety depending on current and weather factors. Included in the scope of this project are monopiles equipped with floating fenders which will be used by vessels for mooring lines. It is estimated that this project will cost approximately \$3 million dollars.

6. What local, state or federal permits are required for the proposal use?

- USACE DA Individual Permit including Practicable Alternatives Analysis and Biological Assessment
- Incidental Harassment Authorization with formal NMFS consultation and Marine Mammal Monitoring and Mitigation Plan (4MP).
- Compensatory Mitigation for unavoidable impacts due to intertidal fill discharges associated with the proposed parking area, if it is to be constructed.
- ADEC 401 Water Quality Certification.
- ADEC Plan Review and Approval to Operate for water and sewer systems
- ADEC Stormwater Plan Review and Letter of Concurrence for runoff in the proposed parking lot, if constructed.
- Sunflower Sea Star Harassment Authorization with formal NMFS consultation.
- Local Building Permits possibly.

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

The overarching goal of the Borough's February 2016 Comprehensive Plan Update identified in Chapter 5 is to improve the diverse transportation system that links Petersburg to the outside world. As a part of this goal, promoting a growing economy in the commercial fish processing and tourism are identified as key components. Planning Commission approval of this request would allow for consistent, sustainable tourism and economic benefit during scheduled dockings of American Cruise Lines vessels each summer.

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

The Borough's February 2016 Comprehensive Plan Update identifies objectives for the waterfront lands in Petersburg. One of those objectives is to utilize good planning to support a diverse use of the waterfront. The concept plan proposed by American Cruise Lines allows for dock development in a location which would not impede other area users including federal agencies, marine business and a commercial fueling operation serving the vital fishing community.