

PLANNING COMMISSION STAFF REPORT

Action #	2026-0302
Meeting Date:	3/10/2026
Applicant(s):	American Cruise Lines Inc
Property Owner(s):	Petersburg Borough
Agent/Representative:	Eric Dussault
Property Address:	121 DOCK ST
Legal Description:	See Attachment E
Parcel ID	01-008-099
Acreage/Lot Size	22,500 sf
Current Zoning	Marine Industrial Overlay
Comp Plan Designation:	Waterfront A
Request Type:	Minor Subdivision

EXECUTIVE SUMMARY

Applicant Request: Minor subdivision to create a lease parcel for construction of moorage for commercial passenger vessels

Staff Recommendation: Approve with conditions

Key Issues: Proposed subdivision creates a new lease parcel at the end of Dock St.

Parcel is appropriately zoned for the intended use as the location of a new mooring float for American Cruise Lines.

PROJECT DESCRIPTION

Proposal Details

Intended Use AMERICAN CRUISE LINES LEASE PARCEL

SITE CHARACTERISTICS

Size: 22,500 sf
 Topography: submerged lands
 Existing Structures: none
 Legal Access: Dock St
 Utilities: none
 Flood Zone: none
 Constraints: none

ZONING AND LAND USE ANALYSIS

Current Zoning

Zone Marine Industrial Overlay

Intent The Marine Industrial Overlay (MIO) Zone is established to protect and promote the maritime economy by restricting uses on certain land or tidelands

Principal Uses Uses outlined in Section 19.50.040 for MIO include harbors, marinas, mooring facilities.

Conditional Uses There are no conditional uses in the MIO.

Surrounding Zoning		Actual Land Use
North	Marine Industrial Overlay	Commercial/Industrial

South	Marine Industrial Overlay
East	Marine Industrial Overlay
West	n/a

Commercial/Industrial
Commercial/Industrial
Vacant

LOT DEVELOPMENT STANDARDS				
Standard	Required	Proposed	Conforms?	Comment
Min. Lot Size	0	22,500	Yes	
Max. Lot Coverage	100%		Yes	

SUBDIVISION CRITERIA 18.20.010				
STANDARD		PROPOSED	COMMENT	
1.The plat subdivides a single lot into not more than four lots;		1	Conforms	
2.The plat provides legal and physical access to a public highway or street for each lot created by the subdivision;		Yes	Conforms	
3.The plat does not contain or require a dedication of a street, right-of-way, or other area;		Yes	Conforms	
4.The plat does not require a vacation of a public dedication of land or a variance from a subdivision regulation;		Yes	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;		Yes	Conforms	

DEPARTMENT REVIEWS	
Department Name	Comments
Public Works:	No comments.
Power & Light:	No comments.
Police Dept	No comments.
Harbor Dept	The Harbor approves the subdivision with the Marine Industrial Overlay at the end of Dock Street. This commercial passenger mooring float project will enhance Petersburg’s waterfront marine environment by providing space for large commercial vessels to moor.
Fire/EMS:	No comments.

PUBLIC NOTICE

The borough provided public notice consistent with PMC 18.12.040. Notice 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 property that is the subject of the application. See Attachment D for notification list.

FINDINGS AND CONDITIONS OF APPROVAL

See draft resolution on next page for findings of fact and conditions of approval

Proposed Motion

I move to approve Resolution No. 2026-0302 AMERICAN CRUISE LINES LEASE PARCEL at 121 DOCK ST including findings of fact and conditions of approval.

ALTERNATIVES

The Planning Commission has the following options:

1. Approval of the application as submitted.
2. Approval of the application with staff-recommended conditions
3. Approval of the application with modified or additional conditions.
4. Continue the hearing to allow for additional information or public input.
5. Disapprove the application.

If the Planning Commission chooses to recommend the application contrary to staff recommendation, specific findings supporting that decision should be provided.

ATTACHMENTS

- | | | |
|------------------------|--------------------|------------------|
| A. Maps | C. Public Comments | E. Proposed plat |
| B. Applicant Materials | D. Public Notice | |

APPEAL (PMC 19.92)

If approved by the Planning Commission, this decision may be appealed to the Borough Assembly within 10 days of the Planning Commission's decision by the Applicant; a property owner within 600 feet of the subject property; or any governmental agency, that may be adversely affected by the decision. Appeal forms are available at the Borough Clerk's office and must be accompanied by the required fee.

PLANNING COMMISSION RESOLUTION NO. 2026-0302
A RESOLUTION OF THE PETERSBURG BOROUGH PLANNING COMMISSION RECOMMENDING THE APPROVAL OF A
MINOR SUBDIVISION
AMERICAN CRUISE LINES LEASE PARCEL AT 121 DOCK ST

WHEREAS, on March 10, 2026, the Planning Commission, acting as the Platting Board, conducted a duly and properly noticed public hearing to consider an application for a minor subdivision AMERICAN CRUISE LINES LEASE PARCEL at 121 DOCK ST, legally described as See Attachment E, and

WHEREAS, the comprehensive plan designates this area as Waterfront A for water dependent commercial or industrial uses; and

WHEREAS, the applicant and staff presented testimony and evidence, and all interested persons were given the opportunity to provide public testimony regarding the application; and

WHEREAS, the Planning Commission has reviewed the staff report, attachments, and all relevant documents and materials, and has heard all testimony presented at the public hearing; and

WHEREAS, the Planning Commission has made the following findings of fact, based on substantial evidence in the record:

Finding 1: The proposed project meets the criteria for a minor subdivision of 18.20.010 as detailed in the staff report.

Finding 2: The applicant has demonstrated consistency with applicable zoning and development standards.

Finding 3: The proposed use is consistent with the approved comprehensive plan.

Finding 4: The applicant has submitted a plat that generally meets accepted standards for good draftsmanship.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the Petersburg Borough, acting as the Platting Board, hereby approves the Minor Subdivision, subject to the following conditions:

Condition 1: 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.

Condition 2: Plat will have at least two outside corners of the whole subdivision tract referenced to publicly recorded survey markers.

Condition 3: Use of parcel shall be governed by terms of lease agreement between lessee and the Petersburg Borough.

BE IT FURTHER RESOLVED, that the chairperson is authorized to sign this resolution on behalf of the Planning Commission.

ADOPTED this 10 day of March, 2026, by the following vote:

AYE:

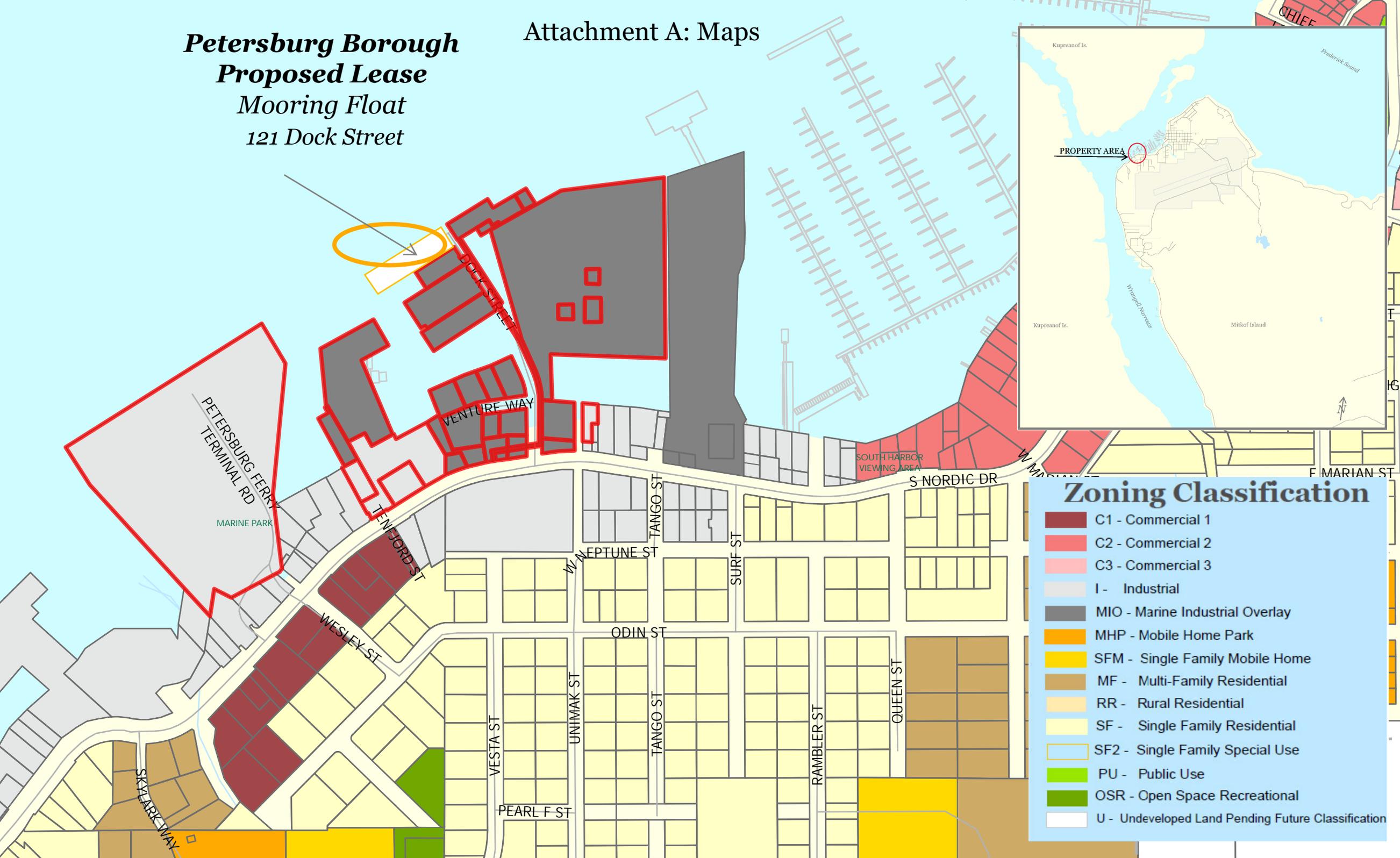
NAY:

ABSENT:

Chair, Planning Commission

Petersburg Borough
Proposed Lease
 Mooring Float
 121 Dock Street

Attachment A: Maps



Zoning Classification

	C1 - Commercial 1
	C2 - Commercial 2
	C3 - Commercial 3
	I - Industrial
	MIO - Marine Industrial Overlay
	MHP - Mobile Home Park
	SFM - Single Family Mobile Home
	MF - Multi-Family Residential
	RR - Rural Residential
	SF - Single Family Residential
	SF2 - Single Family Special Use
	PU - Public Use
	OSR - Open Space Recreational
	U - Undeveloped Land Pending Future Classification

Attachment B: Applicant Material



**PETERSBURG BOROUGH
LAND USE APPLICATION**

For Borough Use	Date:
Base Fee: \$85	Check No. or CC:
Public Notice Fee: \$70	Received by:
Total: \$155	Code to: 110.000.404110

APPLICANT INFORMATION

NAME: **American Cruise Lines, Inc.**

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION: 121 Dock St (pending address)		Lot Size: 22,500 sf
LOT:	BLOCK:	SUBDIVISION: ATS 9
PARCEL ID: 01-008-099 (pending)	ZONE: Industrial (pending)	OVERLAY: MIO (pending)

Current Use of Property: **vacant tidelands/submerged lands**

Proposed Use of Property: **mooring float for commercial passenger vessel**

LEGAL ACCESS AND UTILITIES

WASTEWATER SYSTEM: What is the current or planned system? Municipal DEC-approved on-site system

WATER SOURCE: What is the current or planned system? Municipal Cistern/Roof Collection Well

LEGAL ACCESS TO LOT(S) (Street Name): **Dock St.**

TYPE OF APPLICATION AND BASE FEES

- 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 Subdivision applications, please submit a prepared plat map as required by borough code.

SIGNATURE(S)

I hereby affirm all 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 or authorized agent thereof for the property subject herein.

Applicant(s): Eric Dussault  Date: 1/30/2026

Owner (if different from applicant): Eric Dussault Date: 1/30/2026

Owner (if different from applicant): _____ Date: _____

Attachment C. Comments



RE: Minor Subdivision - ACL

From Glorianne Wollen <gwollen@petersburgak.gov>

Date Thu 2/12/2026 8:19 AM

To Liz Cabrera <lcabrera@petersburgak.gov>; Karl Hagerman <khagerman@petersburgak.gov>; Aaron Marohl <amarohl@petersburgak.gov>; Stephan Harbour <sharbour@petersburgak.gov>; Thomas Rummel <trummel@petersburgak.gov>; James Kerr <jkerr@petersburgak.gov>; Aaron Hankins <ahankins@petersburgak.gov>; Ryan Welde <rwelde@petersburgak.gov>; Dan Bird <firechief1@petersburgak.gov>

The Harbor approves the subdivision with the Marine Industrial Overlay at the end of Dock Street. This commercial passenger mooring float project will enhance Petersburg's waterfront marine environment by providing space for large commercial vessels to moor.

Thanks,
Glo Wollen
Harbormaster

From: Liz Cabrera <lcabrera@petersburgak.gov>

Sent: Wednesday, February 11, 2026 4:18 PM

To: Glorianne Wollen <gwollen@petersburgak.gov>; Karl Hagerman <khagerman@petersburgak.gov>; Aaron Marohl <amarohl@petersburgak.gov>; Stephan Harbour <sharbour@petersburgak.gov>; Thomas Rummel <trummel@petersburgak.gov>; James Kerr <jkerr@petersburgak.gov>; Aaron Hankins <ahankins@petersburgak.gov>; Ryan Welde <rwelde@petersburgak.gov>; Dan Bird <firechief1@petersburgak.gov>

Subject: Minor Subdivision - ACL

All,

Attached is an application for a minor subdivision at the end of Dock St. The proposed use is a lease parcel for construction of a commercial passenger mooring float.

Let me know if you have any comments.

Thx,
Liz

Liz Cabrera

Community Development

Petersburg Borough

PO Box 329

Petersburg AK 99833

(907) 518-0242



February 17, 2026

US FOREST SERVICE



NOTICE OF SCHEDULED PUBLIC HEARINGS

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

An application from American Cruise Lines for a minor subdivision at 121 DOCK ST (PID: 01-008-099)

The public hearing and consideration of the application will be held:	Tuesday, March 10, 2026, 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**

CHRIS FRY	
HEATHER O'NEIL	
SARAH FINE-WALSH	
JOSHUA ADAMS	
MARIETTA DAVIS	
MIKA CLINE	
CHARLES B ROBERTSON	AMERICAN CRUISE LINES

ALASKA DOT & PF
ALASKA STATE OF
BIRCHELL PROPERTIES LLC
CORLS CUSTOMS LLC
ISLAND REFRIGERATION LLC
NORDIC HOUSE BED & BREAKFAST INC
PETERSBURG FLYING SERVICES LLC
PETRO 49 INC
PISTON AND RUDDER SERVICE INC
ROCKY'S MARINE INC.
ROSVOLD LESSEE ERIC
RUTHERFORD ANDREW
US COAST GUARD
US FOREST SERVICE

**Attachment E.
Proposed Plat**

CERTIFICATE OF LESSEE

I/WE HEREBY CERTIFY THAT I AM/WE ARE THE LEASE APPLICANTS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I/WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY/OUR FREE CONSENT.

DATE _____ LESSEE _____

CERTIFICATE OF OWNERSHIP & BOROUGH ASSEMBLY APPROVAL

I/WE HEREBY CERTIFY THAT THE UNLOTTED PORTIONS OF ALASKA TIDELANDS SURVEY No. 9 ARE OWNED BY THE PETERSBURG BOROUGH AND THAT THE CREATION OF THE ACL LEASE PARCEL HAS BEEN APPROVED BY THE BOROUGH ASSEMBLY, AND THAT THIS TIDELANDS LEASE PLAT IS APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT RECORDER, PETERSBURG RECORDING DISTRICT, STATE OF ALASKA.

DATE _____ PETERSBURG BOROUGH MAYOR _____

DATE _____ PETERSBURG BOROUGH CLERK _____

NOTARY'S ACKNOWLEDGMENT

U.S. OF AMERICA
STATE OF ALASKA
PETERSBURG BOROUGH
THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____
20_____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY TO ME

APPEARED _____
KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND HE/SHE/THEY ACKNOWLEDGED TO ME THAT _____ (HE/SHE/THEY SIGNED) THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL BY THE PLATTING BOARD

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE PETERSBURG BOROUGH, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE DISTRICT MAGISTRATE, EX OFFICIO RECORDER, PETERSBURG, ALASKA.

DATE _____ CHAIRMAN, PETERSBURG PLATTING BOARD _____

CERTIFICATE OF PAYMENT OF TAXES

STATE OF ALASKA }
FIRST JUDICIAL DISTRICT } ss.

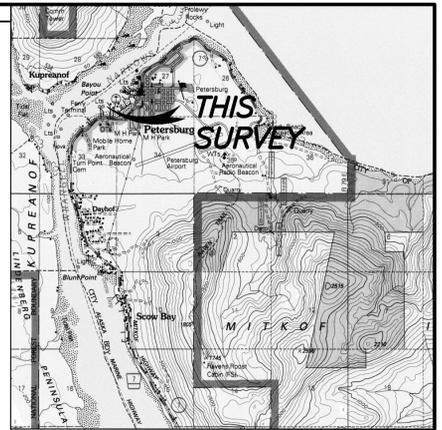
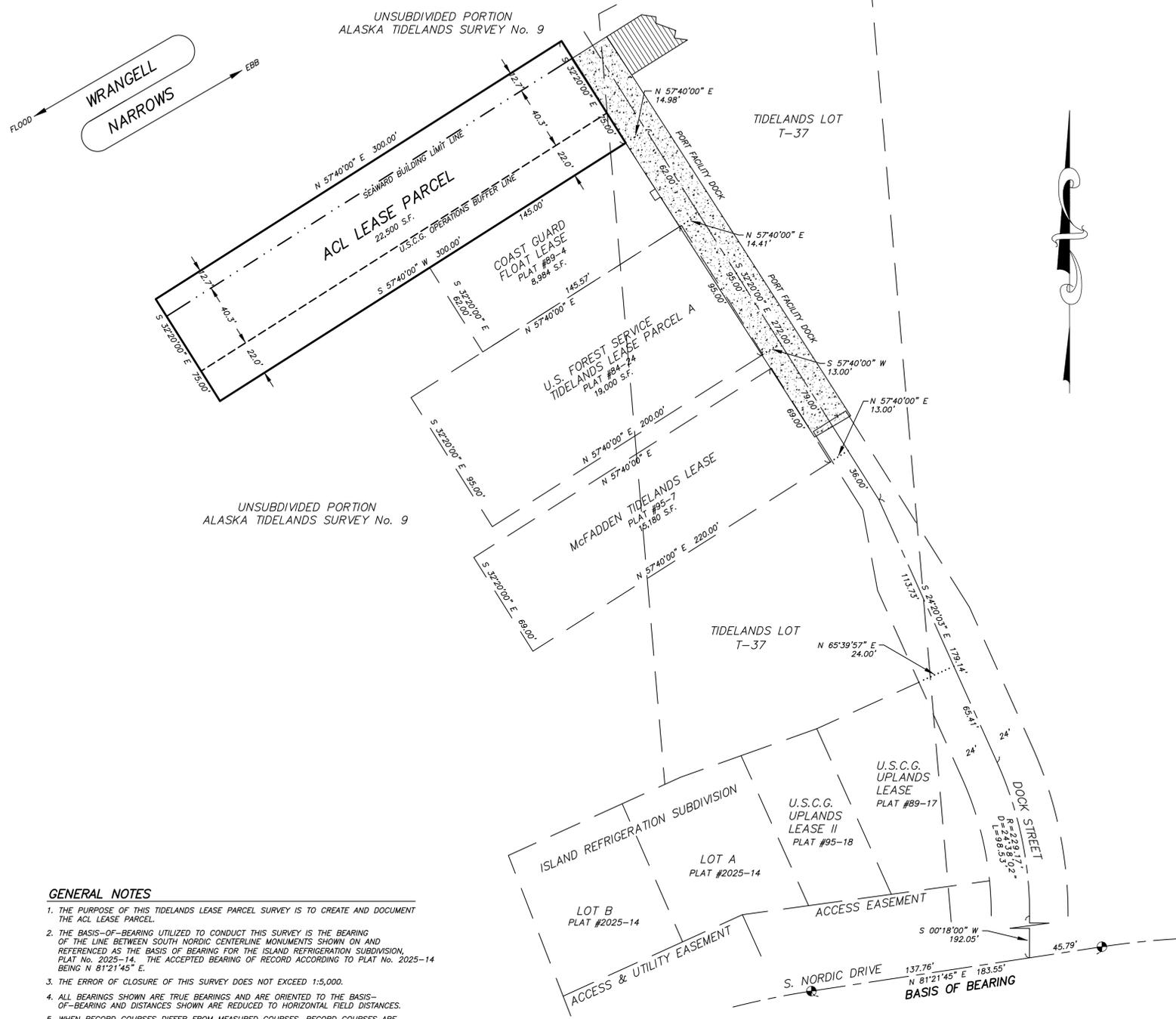
I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ACTING ASSESSOR FOR THE PETERSBURG BOROUGH, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE PETERSBURG BOROUGH, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS IN

THE NAME OF: _____

AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE PETERSBURG BOROUGH ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR _____ WILL BE DUE ON OR BEFORE

DATED THIS _____ DAY OF _____, 20_____, AT PETERSBURG, ALASKA.

FINANCE DIRECTOR — PETERSBURG BOROUGH _____



SOURCE: USGS QUADRANGLE PETERSBURG (D-3)
DATE: 1986 SCALE: 1 INCH = 1 MILE

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DAVID C. THYNES _____ DATE _____
REGISTERED LAND SURVEYOR No. 10390



PRELIMINARY

GENERAL NOTES

1. THE PURPOSE OF THIS TIDELANDS LEASE PARCEL SURVEY IS TO CREATE AND DOCUMENT THE ACL LEASE PARCEL.
2. THE BASIS-OF-BEARING UTILIZED TO CONDUCT THIS SURVEY IS THE BEARING OF THE LINE BETWEEN SOUTH NORDIC CENTERLINE MONUMENTS SHOWN ON AND REFERENCED AS THE BASIS OF BEARING FOR THE ISLAND REFRIGERATION SUBDIVISION, PLAT No. 2025-14. THE ACCEPTED BEARING OF RECORD ACCORDING TO PLAT No. 2025-14 BEING N 81°21'45" E.
3. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5,000.
4. ALL BEARINGS SHOWN ARE TRUE BEARINGS AND ARE ORIENTED TO THE BASIS-OF-BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
5. WHEN RECORD COURSES DIFFER FROM MEASURED COURSES, RECORD COURSES ARE SHOWN IN PARENTHESES () FOLLOWED BY THE SOURCE OF THE RECORD INFORMATION.
6. THE FOLLOWING PLATS AND RECORDS WERE USED TO EXECUTE THIS SURVEY:
 - (R1) ISLAND REFRIGERATION SUBDIVISION PLAT No. 2025-14
 - (R2) CITY OF PETERSBURG COAST GUARD FLOAT LEASE PLAT No. 89-4
 - (R3) FOREST SERVICE LEASE PLAT No. 84-24
 - (R4) S.E. ALASKA OIL CORP. TIDELANDS LEASE PLAT No. 87-28
 - (R5) McFADDEN TIDELANDS LEASE PLAT, PLAT No. 95-7
 - (R6) A.D.O.T. SEAPLANE FACILITY EASEMENT DOC No. 110-1994-000898-0
 - (R7) A.D.O.T. R.O.W. MAP NORDIC DRIVE REFURBISHMENT SHAK-STP-0003(156)/68048
7. THE LEASE PARCEL CREATED BY THIS TIDELANDS LEASE PLAT IS LOCATED ENTIRELY WITHIN THE TIDAL ZONE. NO NEW MONUMENTS WERE ESTABLISHED BY THIS SURVEY.
8. THE ACL LEASE PARCEL SHOWN IS SUBJECT TO ALL CONDITIONS & EXCEPTIONS SET FORTH IN LEASE AGREEMENTS BETWEEN THE PETERSBURG BOROUGH AND THE ACL LEASE PARCEL LESSEE(S).

LEGEND

- ⊕ HIGHWAY CENTERLINE MONUMENT IN CAST IRON MONUMENT CASING RECOVERED THIS SURVEY
- ⊙ 2" ALUMINUM CAP MONUMENT ON 5/8" REBAR BRAUN LS 5485 RECOVERED THIS SURVEY
- _____ ACL LEASE PARCEL BOUNDARY LINE
- _____ BOUNDARY OTHER
- _____ SURVEY TIE FROM MONUMENT OR REFERENCE LINE
- _____ STREET/R.O.W. CENTERLINE
- _____ SEAWARD CONSTRUCTION LIMIT LINE
- _____ U.S.C.G. OPERATIONS BUFFER LINE

CLIENT: PETERSBURG BOROUGH
P.O. BOX 329
PETERSBURG, AK 99833

40 0 40 80 120
SCALE IN FEET

ACL LEASE PARCEL SURVEY
A PLAT OF THE ACL LEASE PARCEL
LOCATED WITHIN A PORTION OF LOT T-37 OF THE
TIDELANDS ADDITION SUBDIVISION & WITHIN AN
UNSUBDIVIDED PORTION OF A.T.S. No. 9
PETERSBURG RECORDING DISTRICT

SURVEYOR:
CENTRAL SOUTHEAST SURVEYORS
P.O. BOX 533, PETERSBURG AK 99833
PH (907) 518-0075
EMAIL: tvnocona@gmail.com
RPLS #10390

DRAWN & CHECKED BY D.C.T. SURVEY DATE INITIATED: 12/01/2025 COMPLETED: 12/17/2025
DATE: 01/27/2026
SCALE: 1" = 40' C.S.S. DRAWING No.: ACL LEASE PRCL 2025