

Memorandum

To: Borough Assembly
CC: Kathy O'Rear
Date: 5/28/2014
Re: Steve Berry Lease Application
From: Leo Luczak



The Petersburg Planning and Zoning Commission met on May 13, 2014 and reviewed the Steve Berry lease application. The commission recommended that Steve Berry discuss the best location for the facility with John Murgas and Sandy Dixon. Mr. Berry agreed to meet with them and the commission felt this would satisfy their concerns. The Planning and Zoning Commission is recommending approval of the lease.

(from the minutes of the May 13 meeting)

B. PZ#14-40 Steve Berry Scow Bay Lease Proposal

Chair Thomason asked what happens to the lease proposal after this discussion. Luczak responded that it would depend on what the board decides. Member Malhiot-Lauban requested that Mr. Berry speak to Mr. Murgas about the re-lining of the existing lease lines. Discussion. Member Marsh asked Ms. Dixon about her concerns. Ms. Dixon expressed concern about the proximity of Mr. Berry's planned structures. Member Fry suggested that the Fire Department, Mr. Murgas and Mr. Berry measure, discuss and come to an agreement. Discussion. The board recommend that once the parties have coordinated location, fumes and vapors issues, that the concerned parties take it to the Assembly for approval .
This Action Item was approved with conditions

B. PZ#14-07

Public hearing on a request from Merrily Jones for a replat of Lots 1 and 2 of Block 2 of the Frederick Sound Subdivision, parcel number 000 01003161 and 00001003163, located at 607 Sandy Beach Road.

Letters were sent out to surrounding property owners with one response from David Ohmer in favor of.

5. Visitors' views related to agenda items

Sandy Dixon spoke on behalf of the Fire Department to express concern of the proximity of the training tower to the plans made by Steve Berry. Parts of the existing structures are portable, however, some are not. Malhiot-Lauban asked what the distance is between the Fire Departments burn tower and training tower to where Mr. Berry wants to build. Discussion.



Steve Berry spoke on his own behalf regarding the proposed lease at Scow Bay. Mr. Berry described the type of work and products he would be using. Malhiot-Lauban asked about where his vapors would be dissipating. Discussion. Kensington asked if Mr. Berry had discussed this proposal with a current leaser, Mr. John Murgas. Mr. Berry answered in the affirmative. Discussion. Malhiot-Lauban asked if this venture would be better served to be located on the water side of Mr. Murgas' lease. Discussion on re-lining Mr. Murgas' lease. Mr. Berry will discuss the matter with Mr. Murgas. Malhiot-Lauban asked whether Mr. Berry has contacted the DOT. Discussion.

6. Visitors' views unrelated to agenda items

Katrina & Aaron Miller asked if they could amend their conditional use permit. Community Development Director Luczak responded that if they want to change the lines of the existing permit, they would have to re-apply. Discussion.

7. Report of staff members

Director Luczak said he was going to discuss the Comprehensive Plan but will wait until New Business.

8. Unfinished Business**A. PZ#14-05**

A public hearing for a request from First Bank for a replat subdivision of lots 2, 3 and a portion of lot 4 of tidelands addition subdivision of ATS 9, and a portion of lots 1,2 and 3 of block 25 of USS 1252 and Tract A of the Hammer and Wikan Subdivision.

Member Kensinger asked Mr. Rick Braun if basically they just want to clean up the existing lot lines. Mr. Braun stated that they want to clean up the lot lines to make more parking on Gjoa Street and to remove the existing dwelling.

A motion was made by Commissioner Dona Malhoit Laubhan, seconded by Commissioner Chris Fry, that this Planning Item be approved. The motion carried by a vote of

Yes: 6 - Chairperson Thomason, Commissioner Demko, Commissioner Kensinger, Commissioner Malhoit Laubhan, Commissioner Marsh and Commissioner Fry

B. PZ#14-40

Steve Berry Scow Bay Lease Proposal

Chair Thomason asked what happens to the lease proposal after this discussion. Luczak responded that it would depend on what the board decides. Member Malhoit-Lauban requested that Mr. Berry speak to Mr. Murgas about the re-lining of the existing lease lines. Discussion. Member Marsh asked Ms. Dixon about her concerns. Ms. Dixon expressed concern about the proximity of Mr. Berry's planned structures. Member Fry suggested that the Fire Department, Mr. Murgas and Mr. Berry measure, discuss and come to an agreement. Discussion. The board recommend that once the parties have coordinated location, fumes and vapors issues, that the concerned parties take it to the Assembly for approval.

This Action Item was approved with conditions

C. PZ#14-07

Public hearing on a request from Merrily Jones for a replat of Lots 1 and 2 of Block 2 of the Frederick Sound Subdivision, parcel number 000 01003161 and 00001003163, located at 607 Sandy Beach Road.

Mr. Braun described Merrily's plans. Discussion.

A motion was made by Commissioner Dave Kensinger, seconded by Commissioner James Demko, that this Planning Item be approved. The motion carried by a vote of

Yes: 6 - Chairperson Thomason, Commissioner Demko, Commissioner Kensinger, Commissioner Malhoit Laubhan, Commissioner Marsh and Commissioner Fry

9. New Business

Minutes from Petersburg Harbor and Ports Advisory Board Regular meeting, held Friday, February 7th 2014 at 12:00 pm in the Assembly Chambers.

1. ROLL CALL The meeting was called to order by Chairman Bangs at 12:00 pm. Present: Chairman Bangs; Board Members Thynes, Reid, Martin, Pfundt, Quitslund, Dolan and Assembly Liaison Wohlheuter. Guests in attendance: Mayor Mark Jensen, John Murgas, Pullar and Steve Berry
2. APPROVAL OF THE MINUTES: Minutes of the November 21st, 2013 Regular meeting were approved, as submitted.
3. AMENDMENT & APPROVAL OF MEETING AGENDA: The agenda was approved with no changes.
4. VISITORS VIEWS UN-RELATED TO AGENDA: John Murgas introduced his employee Tyler Pullar as his new right hand man/operator. Murgas also requested Harbor Board review the PEDC Scow Bay Ramp improvement plans. Harbormaster Wollen mentioned that PEDC has again put out an ITB in the Petersburg Pilot for this project. Chairman Bangs agreed that PEDC should be asked to bring the Board up to speed on this project.
5. VISITORS VIEWS RELATED TO AGENDA: Both John Murgas and Steve Berry asked to speak to item 14-40 under New Business A. Steve Berry Scow Bay Lease Proposal.
6. HARBOR MASTER REPORT: Harbormaster Wollen reviewed her written report. The report is attached and made a permanent part of these minutes.
7. UNFINISHED BUSINESS:

A. CSMI Fish Cleaning Float PND Design Review:

Harbormaster Wollen passed out Float Deck/Layout Plan for the South Harbor Launch Ramp Fish Cleaning Float for board review. A conversation occurred concerning the placement of the cleaning tables and the possible addition of a chain link fence for user's protection against the sea lion harassment. The fiberglass grating seemed like a problem as fish gurry would get left on the tops of the floatation billets. Comments were collected and will past on to the engineer.

8. NEW BUSINESS

A. Steve Berry Scow Bay Lease Proposal:

Mr. Berry presented his proposal as outlined in the application for the lease of approximately 3,000 s.f. of the Scow Bay Turnaround property adjacent to Is. Ventures existing lease. Mr. Berry addressed numerous questions and verbally agreed to follow the same protocol that is specified in the Is. Ventures lease ie: use of properly sanctioned Best Management Practices. Mr. Berry introduced a drawing of the non permanent building he plans on constructing to operate in. The Board questioned his utility needs and Berry explained that by working with John Murgas his short term power needs could be met by using one of the existing power pedestals. Water and sewer needs are not an immediate need, though if the Borough planned any upgrades Mr. Berry would appreciate the service. John Murgas spoke in support of this project and agreed to assist Mr. Berry with his power needs.



By unanimous vote, the Board recommended the Borough move the Steve Berry Lease Application forward following the outlines established by the Is. Venture Lease.

B. Drive Down Facility Design Phase II:

The Board discussed the conceptual design of a Bulkhead Loading Dock Concept Plan and preliminary budget prepared by PND Engineers for a reduced design of the original Phase II bulkhead of the Drive Down Facility. Harbormaster Wollen reported fill work occurring in Phase I could be eliminated and therefore include a cost savings if the Assembly would support moving forward with this reduced Phase II design in the near future. Approximately \$1.9 million is currently left in the final Legislative grant that would pay for this change order. Mayor Jensen commented to the Board that he is currently in support of requesting the Legislature re-appropriating the leftover money to the Police Department project. The Board discussed the need for the loading dock at this facility that included long term needs of using this area for gear/equipment storage that is too large to bring up the DD transfer bridge, transiting the state highway without a wide load permit, as well as the future loss of storage facilities along the local waterfront.

By unanimous vote, the Board recommended to the Assembly to approve a change order consistent with the original design to develop a portion of a Bulkhead Loading Dock - Phase II in order to provide loading and unloading access the Drive Down Facility Fill Staging Area for commercial gear storage.

9. COMMUNICATIONS: None

10. BOARD DISCUSSION ITEMS:

11. ADJOURN: The meeting adjourned at 1:15 pm.

Date Approved

Kathy O'Rear

From: Joe Nelson
Sent: Tuesday, January 28, 2014 1:21 PM
To: Kathy O'Rear; Leo Luczak; Glorianne Wollen; Karl Hagerman; Sandy Dixon; Kelly Swihart; Donn R. Hayes
Cc: Stephen Giesbrecht
Subject: RE: lease application - scow bar turnaround

Before proceeding further with development of this haul-out area, I'd recommend a master plan be developed. There should be an area set aside for maintenance type businesses (hydraulics, fiberglass, wood, etc.) which will not impede boat traffic. It would also allow us to plan for utilities. I'm assuming this individual doesn't want power, but the next business might. This area should be a "business park" with utilities, lighting, etc. planned for and included.

Joe

From: Kathy O'Rear
Sent: Tuesday, January 28, 2014 11:51 AM
To: Leo Luczak; Glorianne Wollen; Joe Nelson; Karl Hagerman; Sandy Dixon; Kelly Swihart; Donn R. Hayes
Cc: Stephen Giesbrecht
Subject: lease application - scow bar turnaround
Importance: High

All – please see attached memo on need for you to review lease application, with attachments. Due to Planning Commission first week in March.

Please note that my email address has changed to: korear@petersburgak.gov

Kathy O'Rear, MMC
Clerk

Petersburg Borough
907-772-4519 ext 23



PUBLIC RECORDS LAW DISCLOSURE: This e-mail and responses to this email are subject to provisions of the Alaska Statutes and may be made available to the public upon request.