



Petersburg Borough

12 South Nordic Drive
Petersburg AK, 99833

Meeting Minutes Planning Commission

Tuesday, October 9, 2018

12:00 PM

Assembly Chambers

1. CALL TO ORDER:

2. ROLL CALL:

Commissioner Kensinger attended the meeting by telephone.

Present: 6 - Otis Marsh, Yancey Nilsen, Chris Fry, Sally Dwyer, Tor Benson and Richard Burke

3. ACCEPTANCE OF AGENDA:

Commissioner Burke would like to add comments to "Commissioner Comments" regarding the St. Catherine's Catholic Church's variance from a couple of months ago.

Commissioner Benson would like to move the Whitethorn subdivision application to item "A" under "Public Hearing Items" and the Petro49 land swap to item "B" in the interest of time.

Director Cabrera stated the "Election of officers" needs to be added as the first action under "Public Hearing Items".

A motion was made approved the agenda as amended. The motion passed unanimously.

4. APPROVAL OF MINUTES:

A motion was made to approve the meeting minutes from September 11, 2018. The motion passed unanimously.

Meeting Minutes from September 11, 2018

Attachments: [Meeting Minutes 9.11.2018](#)

5. PUBLIC COMMENTS:

None

6. CONSENT CALENDAR:

None

7. PUBLIC HEARING ITEMS:

A. ELECTION OF OFFICERS

Nomination of Chair

Dave Kensinger nominated Chris Fry for Commission Chair, seconded by Richard Burke

The nomination of Chris Fry as Commission Chair passed unanimously

Nomination of Vice Chair

Chris Fry nominated Dave Kensinger for Commission Vice Chair, seconded by Sally Dwyer.

The nomination of Dave Kensinger as Commission Vice Chair passed unanimously.

Nomination of Secretary

Sally Dwyer nominated Richard Burke as Commission Secretary, seconded by Yancey Nilsen.

The nomination of Richard Burke as Commission Secretary passed unanimously

- B. Consideration of an application from Jim & Sonja Whitethorn and Luke & Mandy Whitethorn for a minor subdivision at 101 Mill Road (PID#: 01-031-502) and 100 Odin Drive (PID#:01-031-476).

Building Inspector Bertagnoli gave an update as to why this subdivision is being filed.

A motion was made to approve the application from the Whitethorns for a subdivision. The motion passed unanimously.

Whitethorn Subdivision

Attachments: Whitethorn App dox

- C. Review of an application from Petro49 for a land exchange

Bob Volk spoke on behalf of Petro49 and gave a brief history of the property and facility. Commissioner Benson asked Mr. Volk what the Petro49 owner said about contributing to installation of a dolphin. Mr. Volk stated the owner would use the difference in value between the properties to help the borough purchase a dolphin on the dock. This would enable cruise ships to remain tied up to the borough dock and the fuel dock would be able to be used by Petro to sell fuel. Or the borough doesn't want to go in on a dolphin, it could reduce one of the existing leases to make up the difference.

Glorianne Wollen, Petersburg Borough Harbormaster, spoke on behalf of the Harbor Department in favor of the land swap. Harbormaster Wollen stated the staff and the Harbor Board are both in favor of this land swap. Wollen gave a history of the harbor's side of the issue stating their maintenance materials and locations are spread out between multiple locations, some of which are outdoors causing the loss of equipment and materials. The Harbor Dept. would like a single location to store all their materials and equipment and a shop to do maintenance work that would be secure and located close to the harbors. Wollen stated this option would be the most economical on many

levels. Wollen reviewed all the alternative options explaining the pros and cons, concluding that this land swap is the best choice, both economically and logistically. Wollen quoted the Borough's Waterfront Master Plan, page 20, which states that obtaining this piece of property is listed as a high priority. Discussion. Commissioner Nilsen asked about the dolphin. Wollen explained the logistics behind the cruise ship schedule, and how moorage is allocated between the two docks depending on fisheries and cruise boat arrivals.

Jim Whitethorn spoke on his own behalf with a couple of questions: what is the borough tax situation on this and who will be getting taxed? He then stated that when the borough takes over property, the property is no longer taxed. The other question he has is if the Harbor Dept. would be interested in subdividing the property and selling half of it if the borough wasn't going to use all of it. Harbormaster Wollen answered Mr. Whitethorn's questions stating the property tax difference is \$4,100 annually, which would be reduced in the General Fund. However, the Harbor department did take that into consideration while doing their economic study, so they had a 9-12% across the board raise in their fees to generate \$3,600 to replace that \$4,100. As a result, the General Fund would only lose \$500.00 annually. Regarding selling a portion of the property, Wollen stated it is always an option. Discussion.

David Whitethorn spoke on his own behalf stating his concern about taking AK Fuel off our tax rolls and losing a lease with Petro. Mr. Whitethorn asked if the lease is \$28,000.00 a year with Wollen answering in the affirmative. Wollen stated the harbor rate increase would make up a portion of the shortfall. Mr. Whitethorn expressed concern that the land would not be taken out of private hands and no longer available for someone. Discussion.

Email from Emil Tucker was read into the record by Commissioner Dwyer, in favor of the land swap with conditions as to its use.

Discussion.

A motion was made by Dave Kensinger, seconded by Commissioner Sally Dwyer, to close the public hearing. The motion passed unanimously.

Discussion on the feasibility of the swap reflecting favor from the commission.

A motion was made by Commissioner Tor Benson, seconded by Commissioner Yancey Nilsen, that the Petro49 Land Swap be recommended for approval to the Assembly including the Staff Report. The motion passed unanimously.

Petro49 Land Exchange

Attachments: Petro49 ALL

8. NON-AGENDA ITEMS:

A. Commissioner Comments

Commissioner Burke stated that he had spoken with the neighbor of the church regarding the overhang of the roof on the Third Street portion and they had no problem with this.

B. Staff Comments

i Q&A Draft proposed Zoning Map

Director Cabrera gave a summary of the edited version of the proposed zoning that has been returned from the Borough Attorney.

Joel Randrup spoke on his own behalf requesting compare/contrast maps. Cabrera spoke to this stating that there is an existing map on-line that runs through all the changes, if he is comfortable with that. Cabrera stated she would be happy to go over specific areas anyone may have questions with.

Commissioner Benson stated the Commission is trying to get the word out to the public to let them know these meetings are taking place and the public is welcome to comment on the changes.

Director Cabrera reemphasized just because boundaries didn't change on the map, such as your property was previously zoned "industrial" and you see you are "industrial" now, please remember the meaning and the uses in "industrial" change in the new code so while your actual district may not change, you need to understand the code is changing. So what that district is based on and what's allowed in that district is changing. Don't just look at the map and think, "Oh, I was industrial and I'm staying industrial so nothing changes", that's not the case. You have to go back and look at what changes in the code.

Commissioner Fry asked Cabrera what dates are the Assembly taking up for the code? Cabrera responded that she thinks the first reading is scheduled for the next meeting, which is November 15th and then there will be two public hearings in the next two meetings after that - regularly scheduled meetings - and then the following meeting they will be accepting comments but there's no formal public meeting and the meeting after that is amendments and third reading. Cabrera stated that she does not have the exact dates of those meetings off the top of her head, but that's the general order. All of this information is posted on the Borough's website. Discussion. Cabrera stated that the plan is to have the Assembly run through the code and the effective date of the new code won't be until we adopt a map, so once the Assembly takes action, then the Commission will start the map process, so we are still a few months out from actually having an effective date on that new code. Discussion.

Proposed Zoning Maps

Attachments: maps

9. ADJOURNMENT:

A motion was made the meeting be adjourned. The motion carried unanimously.

The next regularly scheduled meeting is November 13, 2018 at 12:00 PM

Karen Malcom

From: emil tucker <kijito@mail.com>
Sent: Tuesday, October 9, 2018 9:48 AM
To: Karen Malcom
Subject: Comment on Petro Exchange for planning commission meeting

Hi,

I'm a resident of the Severson neighborhood and I'd like to comment on the use of the Petro Marine Properties on S. Nordic.

I think it's totally appropriate for the Harbor to consolidate its supplies and make use of the existing building for shop and storage space, however I'm a bit critical about using more of the central traffic corridor to store industrial supplies, so it'd be nice to do it in a way that was organized and consider some minimal grooming to keep it neat and tidy. This section of S. Nordic sees regular traffic from residents, ferry passengers and some cruise ship traffic, it's to our benefit to keep it looking neat.

When I look at those lots, I don't think that the upper portion (parcels 139, 140 and 142 and the adjacent easement) should be used for industrial storage. While the lower portion makes sense in that it has access directly from S. Nordic, the upper portion of the lot is best accessed from within the Severson neighborhood and since it's on a one-way street this means that industrial traffic would transit the neighborhood.

I'd rather see the upper portion of the lot be used for something else, and when I look at the number of families with children in the Severson neighborhood and the distribution of parks in Petersburg, it's clear to me that the upper portion should be a park. While I realize that extending our park footprint might not be considered a valuable land use, I would argue that it is important in the long-term for keeping Petersburg as an attractive place for people to live.

Sincerely

Emil Tucker
1002 Odin St.