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PETERSBURG BOROUGH



Petersburg Borough, Alaska

Office Use: OK
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Fee: \$ 500.00
Date Rec'd: 3/10/2020

PAID
MAR 10 2020
FINANCE DEPT

Land Disposal Application

(\$500.00 non-refundable filing fee required)

Form must be completed in its entirety to be considered

Date: 02/07/2020

This is a request for land disposal via (circle one):
Lease Purchase Exchange Other

Parcel ID #(s) of Subject Property:
Lot 2 Turnaround Subdivision
Plat # 2003-13

Proposed term of lease: 10 years
(total years)

Legal Description of Property:
6400 sqft section of Petersburg Borough
Turnaround Subdivision

Current Zoning of Property:
Industrial

Applicant Name: Joatmon Enterprises LLC
Applicant Mailing Address: PO Box 1438
Petersburg, AK 99833
Applicant Contact Info: (907) 650-7276
(phone and/or email) joatmonenterprises@gmail.com

1. Size of Area requested (identify the minimum area necessary in square feet): 6400 sqft
2. Attach a map showing the location of the land requested. Map must show surrounding area with the land requested clearly marked with bolded borders or highlighted color.

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)

DOT Highway Maintenance Facility
Scow Bay Fire Hall
Island Ventures

Alaska Yacht and Vessel Services

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: _____

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

Local building permit

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

A. Name, address and place of incorporation: _____

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

Name and address of resident agent: _____

Proposed property use is for a fabrication machine shop specifically designed for boat repair/building. Concept is to create a shop at which multiple trades can service the needs of our fleet. "Anchor to Zinc" boat repair will accommodate all types of vessels from skiffs to midsize seine boats. Working in conjunction with other lease holders in the area will round out the services offered in Petersburg. This business will have a direct impact on the local economy reducing migration of vessels to other communities for shipwright services and will likely contribute to new jobs in Petersburg. I have extensive experience and a high quality reputation in all facets of shipwright services, particularly diesel engines, production welding and fabrication. There is an urgent need for these services by our commercial fleet.

The location of the facility has been given careful consideration. It is ideal for the following reasons:

- 1) It allows the lengthy straight in approach necessary for larger vessels on hydraulic trailers.
- 2) It leaves plenty of room for competitive and complimentary businesses on the Turnaround pad as it is, with or without the Borough's conceptual expansion plans.
- 3) It is close to utilities including 3 phase power necessary for production welding and fabrication.
- 4) It does not interfere with the Borough's proposed expansion plans as my proposed lease location is mapped by PND Engineers as a vessel service area.
- 5) At present the lease location is "dead" and is used only for transient and often derelict vehicle parking and storage.
- 6) The proposed lease location leaves the core (center) of the Turnaround pad left open for Borough use such as DOT commercial license testing and Fire Department training.

This facility will allow vessel owners to have their vessels repaired year around with its location and high roof design. Construction will commence upon lease and permit approval. Proposed improvements will consist of ten container vans carefully arranged to accommodate a Miracle Truss building over 2/3 of the shop and a custom built truss system over the rest. A custom designed door will close in the front of the shop to completely isolate any work from the outside elements. A comprehensive storm water runoff and oil separation system will be installed to prevent all possible soil or water contamination from occurring.

Proposed improvements to said lease location will cost \$100K to \$125K and will be implemented over the first three years of the ten year lease.

UNITED SOUTHEAST ALASKA GILLNETTERS

Box 2196, Petersburg AK 99833 * (253) 279-0707 * usag.alaska@gmail.com * akgillnet.org

USAG'S MAIN PURPOSE IS TO PROTECT, SERVE AND ENHANCE SOUTHEAST ALASKA'S COMMERCIAL GILLNET FISHERY

February 18, 2020

To Whom It May Concern;

United Southeast Alaska Gillnetters is a fishery advocacy group that represents the interests of 473 permit holders. 78 reside in the Petersburg Borough.

We would like to express our support for the application for lease by Joatmon Enterprises LLC for an enclosed work area at Lot 2, Turnaround Subdivision. There is currently no facility of this nature in the Borough. Giving our rather large fleet of mid-size vessels a local option for off-season vessel repair and maintenance projects would be a benefit to our local economy, keeping local commercial fishing dollars in town. An enclosed work area allows projects regardless of weather, something that can hamper projects that demand a warm, dry, wind free environment. It will also facilitate containing hazardous materials and waste that result from industrial type projects.

In our estimation, such a facility would be well used, if one existed. This would be a good use of this area, allowing private enterprise to take the risks associated with a venture. We see little risk to the Borough that will have income associated with it, on land that is currently doing nothing.

Sincerely,



Max Worhatch, Executive Director, United Southeast Alaska Gillnetters

Subject: Fwd: lease application
From: raliegh cook <joatmonenterprises@gmail.com>
Date: 3/10/2020, 8:33 AM
To: johnmurgas@aptalaska.net

----- Forwarded message -----

From: Liz Cabrera <lcabrera@petersburgak.gov>
Date: Tue, Mar 3, 2020, 2:06 PM
Subject: lease application
To: joatmonenterprises@gmail.com <joatmonenterprises@gmail.com>

Hello,

Thanks for providing a copy of your lease application. Below are my comments:

Based on the information in the application, I have no problem with the proposed lease as long as the borough reserves the right to terminate with 90-days notice if the property is needed for a public purpose. While there are no immediate plans for this location, the Scow Bay site is proposed for future development. Applicant should be aware that he may need to cease and/or relocate operations if construction activities were to occur in the future.

Best,

Liz

Liz Cabrera
Community & Economic Development
Petersburg Borough
P. 907.772.4042
M. 907.518.0242

8. Why should the Planning Commission recommend Assembly approval of this request?
Exact fit with future Borough Master Plan, also greatly needed!!

9. How is this request consistent with the Borough's comprehensive plan?
The Petersburg Borough waterfront master plan, February 2016, specifically encourages "boat related and repair facilities" for the Scow bay Turnaround Lot.

10. Prior to submitting this application, please verify with pertinent Borough Departments that the land requested for lease, purchase or exchange 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: THE LAND SOUGHT BY JOATMON ENTERPRISES LLC IS NOT NEEDED BY THE WATER, WASTEWATER OR POWER UTILITIES IN PETERSBURG. IF THE LEASE IS GRANTED, THE UTILITIES WILL WORK WITH THE OWNER TO PROVIDE SERVICES AS REQUESTED BY THE BUSINESS.

Karl Chapin UTILITY DIRECTOR
Signature of Department Commenter

Department Comments: _____

Signature of Department Commenter

Department Comments: _____

Signature of Department Commenter

Department Comments: _____


Signature of Department Commenter

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Department Comments: THE BOROUGH RESERVES THE RIGHT TO TERMINATE THE LEASE WITH 90 DAY NOTICE IF PROPERTY IS NEEDED FOR PUBLIC PURPOSE. MAY NEED TO CEASE AND/OR RELOCATE OPERATIONS WHEN A BOROUGH CONSTRUCTION PROJECT MOVES FORWARD AT LOCATION.

 EDWARD J. TAGABAN
Signature of Department Commenter

Department Comments: Public Works has no objections to the proposed development.

 Chris Cotta
Signature of Department Commenter

Department Comments: _____

Signature of Department Commenter

Department Comments: _____

Signature of Department Commenter

NOTICE TO APPLICANT(s):

Applicant will be required to pay a non-refundable filing fee with the Borough of \$500 to cover estimated costs of: a title report, survey, legal fees, postage, recording fees, public noticing and advertising and other costs incidental to the processing of this application.

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.

R. Cook
Applicant/Applicant's Representative

Subscribed and sworn to by *Raleigh Cook*, who personally appeared
before me this *10th* day of *March*, 20*20*.

Debra K. Thompson
Notary Public

Notary Public in and for the State of Alaska. My Commission Expires: *3/6/2022*

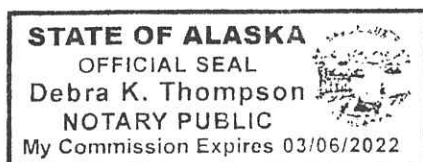
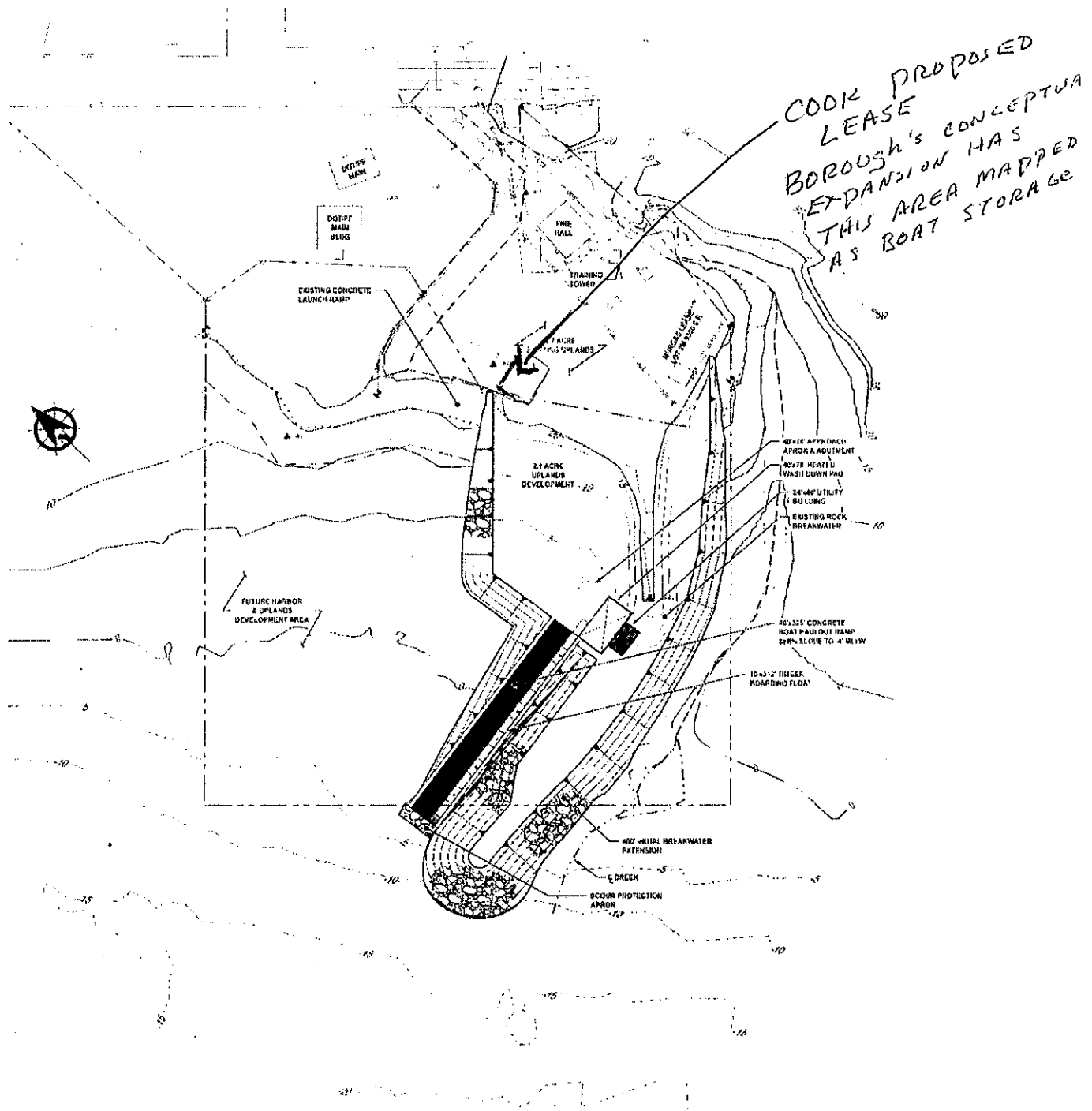
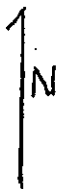




Figure 1. Conceptual design of proposed improvements.





D O T Highways
Maintenance Facility

D O T Right of Way

D O T Right of Way

Mitkof Hg.

Petersburg Borough Turnaround Subdivision Lot 2

Murgas Road

Original Ramp

Scow Bay
Fire Hall

Fire Dept.
Containers

Training
Tower

Top Slope

Top Slope

Berry Lease

Murgas Boatyard Lease

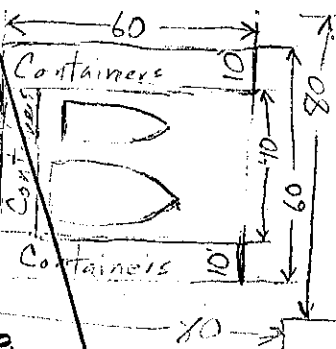
Murgas Ramp Lease

Toe Slope

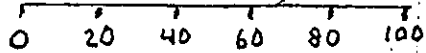
Toe Slope

parking

Auto



SCALE





Petersburg Borough

Print 3/10/2020 10:29:59AM

<u>Account</u>	<u>Amount</u>
Misc - Land Disposal Application	500.00
<u>Payments</u>	
Check	500.00
# 2101	
Total Payments	<u>500.00</u>

Thank You For Your Payment,

kayley

Batch # 12424 Contact # 13

Keep this receipt for your records.

Payment 3/10/2020 10:29:39AM