



**Petersburg Borough, Alaska**

**Land Disposal Application**

(\$500.00 non-refundable filing fee required)

**Form must be completed in its entirety to be considered**

<b>Office Use:</b>
Rec'd. by: <u>AT</u>
Fee: \$ <u>500-</u>
Date Rec'd: <u>7/31/2024</u>

Date: 6/28/24

This is a request for land disposal via:

- Lease
- Purchase
- Exchange
- Other \_\_\_\_\_  
(Describe)

Parcel ID #(s) of Subject Property:

01-010-752, 01-010-764, 01-010-760,  
01-010-766, 01-010-247, 01-010-245,  
01-010-430

Proposed term of lease: \_\_\_\_\_  
(total years)

Legal Description(s) of Property:

Lot 1, Lot 2, Lot 3, Lot 5, Lot 5A, Lot 6 Plat 90-14  
GL 21

Current Zoning of Property:  
Single Family,  
OSR

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: Skylark Park LLC

Applicant Mailing Address: PO BOX 2126  
Petersburg, AK 99833

Applicant Contact Info: Ambre Burrell  
(telephone and email) 907-772-3308 ambre@rocknroadak.com

1. Size of Area requested (identify the minimum area necessary in square feet): \_\_\_\_\_

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; Use existing SF home lots and create two roads with 75x100 lots
- b) a financial plan; and Cash in bank and financing from First bank if our buget goes over.
- c) a development timeline Hopefully within a year if everyone can work together

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

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

Skylark Park LLC  
Liv Perschon  
Mika Hasbrouck

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Hermosa Holdings  
Dennis & Heather Oniel  
The Mill

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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: \_\_\_\_\_

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6. What local, state or federal permits are required for the proposed use? (list all)  
Platting, Rezoning, Corp of Engineers permit

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

A. Name, address and place of incorporation: Skylark Park LLC  
PO BOX 2126 Petersburg, Alaska 99833  
Alaska

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

Name and address of registered agent: Ambre Burrell  
PO BOX 2070  
Petersburg, AK 99833

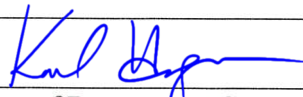
8. Why should the Planning Commission recommend Assembly approval of this request?  
Because our community desperately needs affordable housing.

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

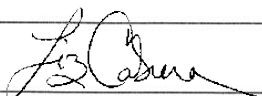
Actively work to reduce barriers for private development  
Establish guidelines to allow for and encourage higher density housing while ensuring quality of neighborhoods

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: The Power and Light dept has no public purpose for the subject property.

  
\_\_\_\_\_  
Signature of Department Commenter

Department Comments: Community Development Dept. has no public purpose for the property.

  
\_\_\_\_\_  
Signature of Department Commenter



Department Comments: Public Works has no public purpose for the subject property.

\_\_\_\_\_  
\_\_\_\_\_

*[Handwritten Signature]*

Signature of Department Commenter

Department Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

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.

*[Handwritten Signature]*

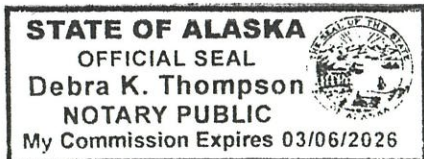
Applicant/Applicant's Representative Signature

*Ambre Burrell*

Printed Name

Subscribed and sworn to by Ambre Burrell, who personally appeared

before me this 31<sup>st</sup> day of August, 2024.



*[Handwritten Signature]*

Notary Public in and for the State of Alaska.

My Commission Expires: 3/6/2026

3. These lots will be used for single family homes or manufactured homes built after 2023. Immediately upon purchase of the property we will begin working with an engineering firm to create utility plans and roadway plans as well as a plat. Once finished engineered plans and plat plan will be submitted to the Borough for approval. Once approved we will begin working with suppliers for all pipe, manholes, hydrants etc necessary to run utilities to lots. Roadwork shall begin when the contractor is available to start. Roadwork and utilities will take approximately 1 year from start to finish for the first road. Second road will be started upon sale of lots located on the 1<sup>st</sup> road. That road will take an additional year for road and utilities.

Skylark will immediately sell Lots 1,5, 5A and 6 for SF home development. We will then begin ordering 1 manufactured home at a time to place on a lot and sell them, we intend to try and keep costs economical enough for a home owner to qualify for the AHFC manufactured home on lot loans option. Additional lots will be sold as vacant land for single family home development.

Approximate cost for Engineering, surveying, corp permitting, water, sewer, electrical, and civil work is \$1,500,000.00 – \$1,750,000.00. To date we still do not have a cost from Power and light to run electricity to these lots so this cost is an unknown.

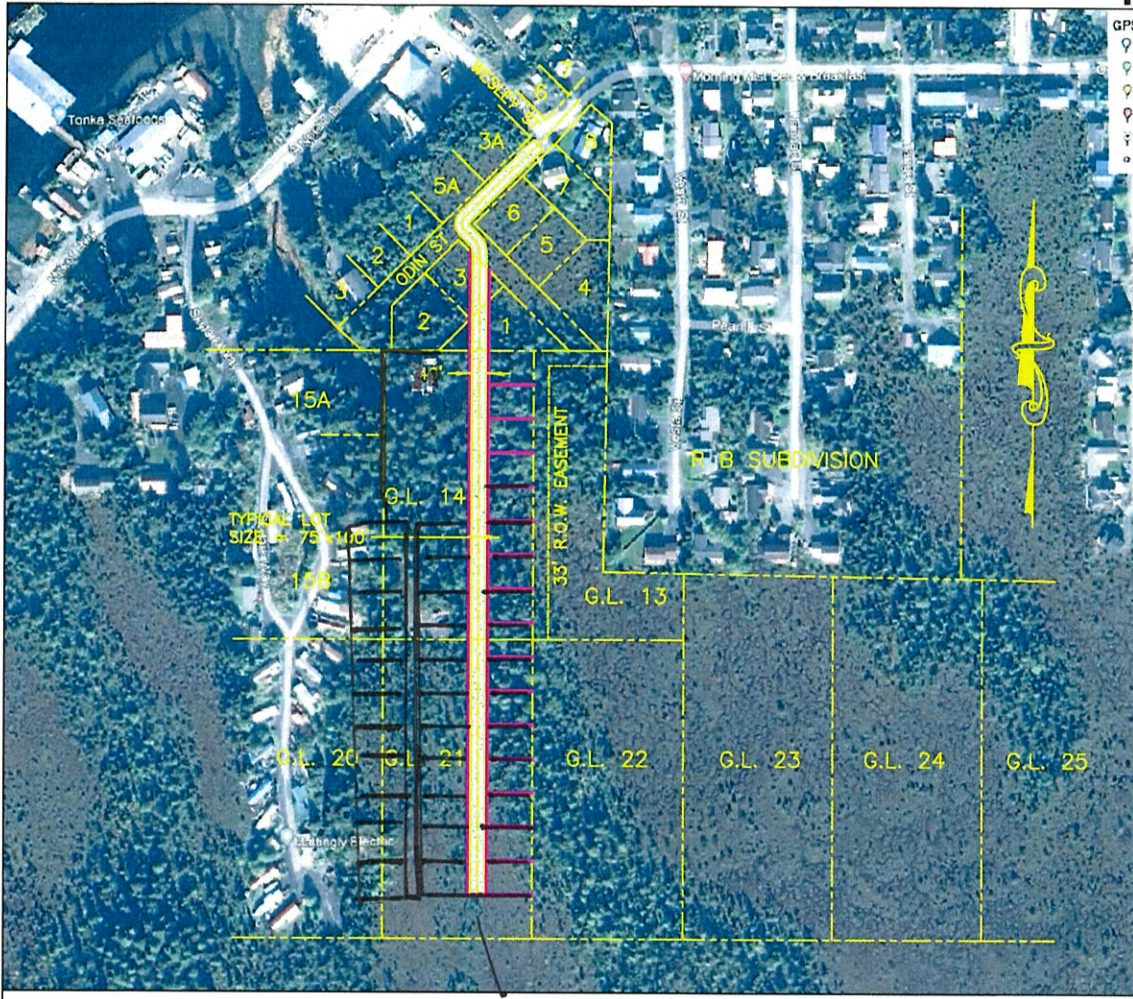
Development plan – Lots will be 75x100 and include setbacks per code. Roadways will be 30' wide. Utilities will be dug to hardpan and roads will go over the utilities, they will be dug down a minimum of 3' and include 3 feet of shot rock then topped and chip sealed. Utility services to all lots will be available at the road. Manholes and fire hydrants shall be installed per Petersburg Municipal code.

Petersburg desperately needs affordable housing options. Land with utility and roadway access is extremely limited. Developing lots is costly and the wait list is months, if not years. Skylark Park's owners are also owners of a civil construction company. This uses the resources of land and manufacturer home benefits of Skylark as well as the expertise and years of experience in construction of Rock N Road Construction to make this project as cost effective as possible. This cost savings will mean young adults and families can afford to stay and work in Petersburg, aging residents can have a single story, handicap accessible housing option as well as adding property tax revenue which will benefit our schools and help maintain the additional infrastructure we are adding to the community.



The Borough will benefit immediately from this development by putting these lots on the tax rolls. Currently 8800 sq ft lots are valued at \$54,000 in neighborhoods near by. Once 30 lots are able to be subdivided this will mean an approximate taxable value to the Borough of \$1,620,000. Once homes go on these lots that number will skyrocket. Furthermore Petersburg will begin to see an increase in median income families able to stay in Petersburg and we can begin to fill employment positions that have sat empty waiting for qualified people to be able to afford to live here.

In closing I would like to add that Planning and zoning has already approved rezoning of GL 21. This subdivision will only be able to succeed and move forward if the Assembly approves the rezoning of GL 21 to SF manufactured home.



30' Roadway  
75x100' lots

SKYLARK CONCEPTUAL DEVELOPMENT PLAN  
OF GOV'T. LOTS 14, 20 & 21, SECT. 33,  
T58S, R79E, C.R.M. AND OF LOTS 1 & 3  
OF THE SKYLARK II SUBDIVISION PLAT No. 90-14  
PETERSBURG RECORDING DISTRICT

LEGEND:

- RECORD BOUNDARY
- PROPOSED BOUNDARY
- PROPOSED EDGE ROAD
- PROPOSED ROAD CENTERLINE

NOTES:

THIS DOCUMENT IS A CONCEPTUAL SKETCH TO SHOW THE PRELIMINARY LAYOUT OF THE SKYLARK DEVELOPMENT PLAN. BOUNDARIES ARE BASED ON MIXTURE OF RECORD INFORMATION AND HAVE NOT BEEN OFFICIALLY ESTABLISHED BY A LAND SURVEY.

CLIENT: ROCK & ROAD CONSTRUCTION INC.  
P.O. BOX 1188  
PETERSBURG, AK 99833

SURVEYOR  
**CENTRAL SOUTHEAST SURVEYORS**

P.O. BOX 533, PETERSBURG, AK 99833  
PH (907) 518-0075

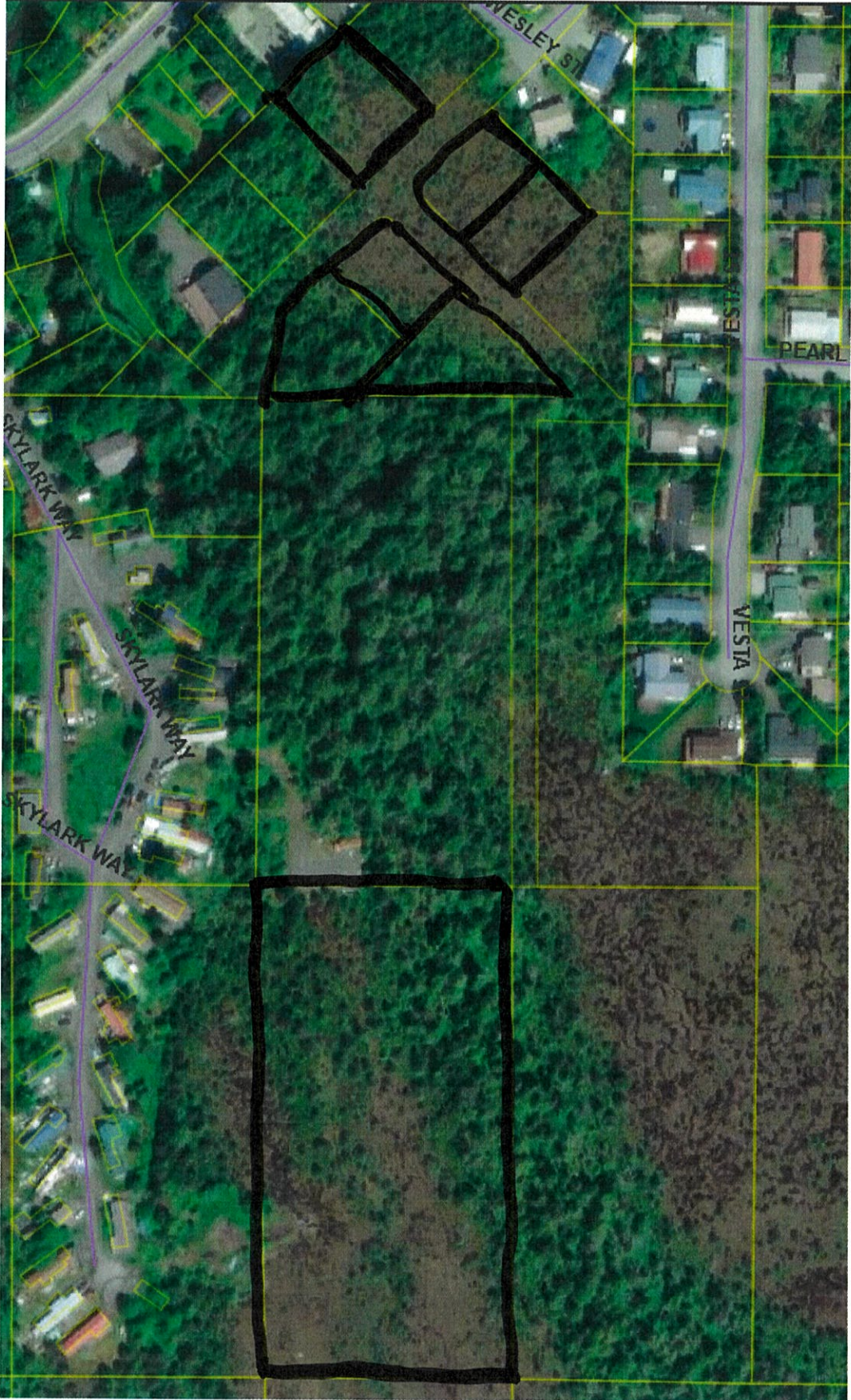


SKETCH COMPLETED 10/31/2023 SCALE: 1" = 400'

DRAWN BY D.C.T. PROJ. No. SKYLARK 2023

REV. 10/31/23





Proposed  
lots to  
purchase