

Planning Commission Review & Recommendation

Meeting Date: November 12, 2024

APPLICANT/AGENT:

Skylark Park LLC

OWNER(S), IF DIFFERENT:

Petersburg Borough

LEGAL DESCRIPTION:

Lots 1, 2, 3, 5, 6, Block A, and Lot 5A,
Block 221, Skylark II Subdivision, 90-14
Government Lot 21, Section 33, T58S,
R79E

LOT AREA:

Odin St. Lots – approx. 1.9 acres
Lot 21 – 5 acres

LOCATION:

See maps attached as Exhibit F

SURROUNDING ZONING (ODIN ST

PARCELS):

North: SFR/COMMERCIAL-1
South: SFR/SFMH/PUBLIC USE
East: SFR
West: SFR

ZONING:

Odin St: Single-Family (SFR)
Lot 21 - Open-Space Recreational (OSR)

SURROUNDING ZONING (Lot 21):

North: Single-Family Mobile Home
South: OSR
East: UNZONED
West: MOBILE HOME PARK

PID: 01-010-752, 01-010-247, 01-010-
245, 01-010-764, 01-010-766, 01-010-
430

APPLICATION SUBMISSION DATE:

July 31, 2024

I. APPLICANT REQUEST: The applicant has requested to purchase 7 borough-owned parcels for replat/subdivision for residential development at less than assessed value for a public benefit purpose.

II. APPLICABLE CODE:

16.12 ACQUISITION OR DISPOSAL OF BOROUGH PROPERTY
16.12.030(C) - DISPOSAL FOR A PUBLIC BENEFIT PURPOSE.

III. FINDINGS:

- a. Skylark Park LLC is applying to purchase borough property for a public benefit purpose.
- b. The subject property is composed of 7 parcels of borough-owned vacant land.
- c. Six lots are zoned Single-Family Residential (SF) and range in size from 14,000-20,000 sf. Gov't Lot 21 is five-acres and zoned Open-Space Recreation (OSR).
- d. The immediate surrounding area is undeveloped but there are two well established neighborhoods surrounding the parcels. The applicant owns Gov't Lot 14, which was recently rezoned to SFMH.
- e. The applicant's intent is to pursue purchase of the parcels to develop a 10+ acre major subdivision with roads and utilities.
- f. The application was reviewed by relevant borough departments and determined there was no public purpose need for the subject property.

IV. PUBLIC NOTICE

The borough provided public notice of the hearing. Notice was mailed by first class mail to the owner of record of the property within six hundred feet of the exterior boundary of the property that is the subject of the application.

V. APPLICATION REVIEW

The application is classified as a request to purchase borough property for a public benefit purpose.

Per 16.12.030 (c), applicant must submit a conceptual plan, financial plan, and development timeline. The Planning Commission is asked to review and make a recommendation on the application to the Borough Assembly.

- A. Conceptual Plan:** The conceptual plan was reviewed for consistency with borough subdivision and utility codes with input from Public Works, PMP&L, and EMS.
- a. Odin St Replat: The applicant's conceptual plan indicates the Odin St area is to be replatted and a new ROW created. Applicant does not provide conceptual drawing of replat, such as the lot configuration, number and size of proposed lots. As these lots will be zoned SFR, minimum lot standards will apply, notably 8,000 sf minimum lot area and 80' road frontage. The borough should work with applicant to ensure legal access to Lot 4, Blk A and Gov't Lot 13 are maintained. The Planning Commission previously reviewed an application to purchase lots on Odin St and recommended the property remain in single-family residential zoning (SFR). The commission also initiated a rezone for Lot 4 and Gov't Lot 13, which are not requested for purchase, and recommended rezone of these two lots to Open Space – Recreation. *See Planning Commission report dated December 12, 2023, attached as Exhibit A*
 - b. Government Lot 14: While not part of the land sale, GL 14 is included in the conceptual plan provided by the applicant. Portions of GL 14 have possible physical constraints that may impact the cost of development including anadromous stream¹ and special flood hazard area. *See FIRM map, attached as Exhibit B.*
 - i. Constructing housing, particularly manufactured homes, within the special flood hazard area can have a significant impact on affordability including ability to secure federally backed mortgages and/or flood insurance requirements. The flood maps are imprecise but appear to affect 4-5 proposed lots. The borough should make applicant aware of relevant code² and other requirements that may impact housing, road, and utility development³ on portions of this parcel.
 - ii. Lot 14 is zoned SFMH and proposed lot sizes and road frontage appear to conform with standards.
 - c. Government Lot 21: GL 21 appears to be outside of the special flood hazard area. Applicant is proposing to rezone the parcel to SFMH to allow for placement of

¹ AWC 106-44-10015, 106-44-10015-2010

² PMC 18.24.080 (C) and Chapter 17.14 Floodplain Management

³For example, PMC 17.14 requires Applicant to provide base flood elevation for the floodway area. Manufactured homes placed in the floodway would need to conform with FEMA's "Manufactured Home Installation in Flood Hazard Areas".

manufactured homes. The proposed lot sizes and road frontage in the conceptual plan appear to conform with SFMH standards for lot area (7,500 sf) and road frontage (75'). The Planning Commission previously reviewed an application to purchase GL 21 and the motion to recommend the property be rezoned to SFMH failed. The motion included a recommendation that the borough work with the developer to include language in the deed of sale and/or record a covenant for the subdivision that limits the type of dwellings to one- or two-family dwellings, manufactured homes, and limits the age of manufactured home that may be placed in the subdivision. *See Planning Commission report dated October 10, 2023, attached as Exhibit C*

- d. ROADS: The conceptual plan does not specify road development that meets borough standards. It's unclear whether the applicant intends to construct privately maintained roads or dedicate roads to the borough. It's likely that maintaining the proposed substandard roads would be more costly to the borough than maintaining borough-standard roads. This increased cost would be borne by the residents of Service Area 1. *See discussion of road standards and platting requirements attached as Exhibit D.*
- e. UTILITIES:
 - i. WATER/WASTEWATER: Applicant proposes to install water and wastewater lines to borough standard. Following preliminary plat approval, engineered plans must be submitted to and approved by the Public Works Director and ADEC prior to construction. Per code, utility services must be stubbed out to the property line of each lot. Fire hydrants to be installed per fire code.
 - ii. ELECTRIC: PMP&L will likely extend power throughout the subdivision. PMP&L will require engineered plans approved by the Utility Director prior to construction. The estimated cost to the developer is \$75,000 - \$100,000 for Phase 1 and \$35,000-\$50,000 for Phase 2.
 - iii. ON-SITE INSPECTOR: The Applicant should be made aware that borough code requires the installation to be inspected and approved by the borough and all associated costs for inspection paid by the property owner⁴.
- f. OTHER:
 - i. CORPS PERMITS: Application does not specify whether a Section 404 permit will be obtained for the entire subdivision or just development corridor. A blanket corps permit would allow property owners to develop lots without having to obtain individual approvals.

B. FINANCIAL PLAN:

- a. Applicant estimates the development costs for the project to be \$1.5 - \$1.75 million. With the addition of the electrical cost, the total would be \$1.6 to \$1.9 million. The Applicant is proposing to develop 37 manufactured home lots and 4 single-family home lots. Based on the Applicant's cost estimate + electric cost estimate, development cost per lot is \$36,600 – \$46,300. This is significantly less than estimates obtained by the borough to develop a new subdivision, which exceeded \$120,000 per lot for road and

⁴ 14.18.030 - Property owner's installation of utility extensions by contractor.

utilities.

- b. The application does not specify a target cost for the lots. The Alaska Housing Finance Corporation (AHFC) offers financing for manufactured homes permanently attached to land, known as Type I manufactured homes, under most single-family loan programs.⁵ Type II manufactured homes are those located in mobile home parks or on land but lack a permanent foundation. While AHFC offers a financing program for Type II homes, the maximum loan amount is \$175,000, and it falls under a single program with historically higher interest rates compared to single-family loan programs. The borough requires all manufactured homes to be placed on permanent foundations. If these permanent foundations meet AHFC's guidelines for Type I manufactured homes, it could potentially qualify them for single-family loan programs with a wider selection and more competitive rates. Confirming this information and including it in the conceptual plan could be beneficial for both the Assembly and the public in understanding potential financing options for manufactured homes within the proposed subdivision.
- c. The application does not specify whether lots will be sold individually or as packages with manufactured homes and if vacant lots sold may only be developed with a single-family dwelling and no manufactured home. While the developer will adapt to market demands, their sales strategy should be clear and communicated to the Assembly and the public.
- d. The application does not specify the method or recipients of the lot sales. While the developer will adapt to market demands and is best suited to determine the sales process, this process should be communicated to the Assembly and the public.

C. DEVELOPMENT TIMELINE: Application is unclear on the timeline for development. There is no proposed timeline for the pre-development phase or initiation of construction phase. Time of construction for Phase 1 is one year. Phase II will also take one year for construction.

If Applicant intends to phase the subdivision as outlined in the development timeline, a master plan specifying the timing and sequence of development must be submitted with the preliminary plat⁶.

⁵ <https://www.ahfc.us/buy/loan-programs/manufactured-home-program>

⁶ See PMC 18.24.030 (B) 2

VI. ACTION

The Planning Commission submits the attached review of Skylark LLC's application to purchase borough-owned property for public benefit to the Borough Assembly and recommends the Borough Assembly proceed with disposal of the property.

See draft minutes of the November 12, 2024, meeting immediately following this report.

EXHIBITS

- A. Planning Commission report dated December 12, 2023
- B. FIRM map
- C. Planning Commission report dated October 10, 20203
- D. Road standards and platting
- E. Applicant materials
- F. Vicinity & Detail Maps
- G. Public Hearing Mailout
- H. Public Comments Received

DRAFT MINUTES FROM NOVEMBER 12, 2024 MEETING

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd, Commissioner Davis, Commissioner Meeks

Commissioner Floyd amended the original motion, I move to approve the application from Fin & Fjord for remote signs on 46" in height at Scandia House location, 110 N Nordic Dr., Seconded by Commission Vice-Chair O'Neil.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd, Commissioner Davis, Commissioner Meeks

D. Consideration of an application from Tides Inn of Petersburg LLC for a minor subdivision at 307 N NORDIC DR (PID: 01-007-205).

Dave Thynes spoke as the surveyor working with the Ohmer's to make himself available for any questions.

Commission Chair Fry mentioned an email that was sent in today from Susie Burrell requesting to delay and to talk about a better location for the property line.

Dave Thynes mentioned he did not see the email and was unaware. He also mentioned that the Ohmer's do not want to delay.

Motion made by Commission Vice-Chair O'Neil, Seconded by Commissioner Floyd.

Commission Floyd stated Dave Ohmer is the owners and it's his call on tabling.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd, Commissioner Davis, Commissioner Meeks

E. Consideration of a recommendation to the Borough Manager of an application from Skylark LLC to purchase borough-owned property for a public benefit purpose at 1104, 1105, 1107, 1111 ODIN ST AND LOTS 3 and 5, PLAT 90-14, AND GOV'T LOT 21 (PID: 01-010-752, 01-010-764, 01-010-760, 01-010-766, 01-010-247, 01-010-245, 01-010-430).

Bill Moulton spoke on his own behalf in support of Skylark LLC.

Jake Slaven spoke on his own behalf in support of Skylark LLC.

Mika Hasbrouck/Cline spoke on her own behalf with concerns of the sale of these properties, the road that would go through up to the future subdivision, volume of traffic and not ensure the quality of the single-family residential neighborhood.

Donna Marsh spoke on her own behalf with concerns that the road has no outlet, no cul-de-sac, the road ends and no room for emergency vehicles. Donna is in favor of the concept of a private owner being able to do what he or she wants with their property, secondly, having options for housing is a great idea.

Ray Peterson spoke on his own behalf with concern of the road placement but had no objection to affordable housing.

Ambre Burrell spoke for Skylark LLC to provide more information. She explains that the plating will come after the sale of the property and the road will have legal access with required cul-de-sac's and legal egress. That comes after the sale of the property, they will pay surveyor to plat the road, utilities etc. Legal access is through Westly and Odin, there is no legal access through Skylark to the 5 acres. Part of the reason for putting the road through lots 2 & 3 is to keep the greenbelt between their subdivision and Severson's subdivision.

Motion made by Commissioner Floyd, Seconded by Commissioner Davis.

Director Liz Cabrera made some amendments to the staff report

- page 75, Applicant request change 6 borough-owned parcels to 7
- page 75, Findings b. change 6 parcels to 7
- page 75, Findings c. change Five lots to Six lots
- page 76, Government lot 14 b. we will be needing additional floodplain plans and not only how it could affect housing development but as well as utility and road development.
- page 116 Exhibit D: Road's attachment, needing legal access that would require an easement to connect to Skylark

Commission Chair Fry, all in favor of the amendments.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd, Commissioner Davis, Commissioner Meeks

Motion made by Commissioner Floyd, Seconded by Commissioner Davis.

Discussion.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd, Commissioner Davis, Commissioner Meeks

8. Non-Agenda Items

A. Commissioner Comments

None

B. Staff Comments

None

C. Next Meeting is December 10, 2024, at 12:00PM.

Commission Chair Fry asked who will be attending the next meeting. Marietta said she may not be able to attend. The others should be able to make it.

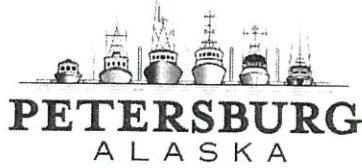
9. Adjournment

The meeting adjourned at 1:03PM.

EXHIBIT A



- DRAFT -



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, November 12, 2024

12:00 PM

Assembly Chambers

1. Call to Order

The meeting was called to order at 12:00PM.

2. Roll Call

PRESENT

Commission Chair Chris Fry
Commission Vice-Chair Heather O'Neil
Commissioner Jim Floyd
Commissioner Marietta Davis
Commissioner Phillip Meeks

ABSENT

Commissioner John Jensen

3. Acceptance of Agenda

The agenda was accepted as presented.

Motion made by Commissioner Floyd, Seconded by Commissioner Davis.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd,
Commissioner Davis, Commissioner Meeks

4. Approval of Minutes

A. October 8, 2024, meeting minutes.

The October 8, 2024, meeting minutes were unanimously approved.

Motion made by Commissioner Floyd, Seconded by Commissioner Davis.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd,
Commissioner Davis, Commissioner Meeks

5. Public Comments

None

6. Consent Calendar

None

7. Public Hearing Items

- A. Consideration of an application from Madelaine Valentine for a conditional use permit to allow a private school in a single-family residential district at 607 EXCEL ST (PID: 01-006-142).

Madeleine Valentine spoke on her own behalf to make herself available for any questions. This private school would provide gymnastics and fitness to the community. She is hoping to continue this service at the property her and her husband have purchased recently. The neighborhood already has multiple uses with the school, churches, daycare facilities and baseball field. She would make it of up most importance to respect neighbors and community around her with noise, traffic, and to make sure the families attending are following protocol.

Motion made by Commissioner Floyd, Seconded by Commissioner Davis.

Commissioner Floyd asked Madeleine how late her classes go and also the plan for parking.

Madeline spoke to say her latest class was out at 7:45PM and she would be happy to draw the line at 8:00PM. Now that she won't have to adhere to the rental facility schedule, she would like to spread her classes out and teach possibly one or two classes per evening vs the 3 classes she would teach at the rental location. Her plan for parking stays the same with cutting shrubs and adding rock fill to provide parking in front of the garage. The short-term parking plan stays the same with using the Rebbi Hus, PCC or the school's lot.

Commissioner Floyd stated this is the most support he's seen in writing for any public hearing item.

Commissioner Floyd asked Director Liz Cabrera if a motion was necessary to choose a time to stop daily operation.

Director Liz Cabrera explains she left the hour an X so the commission could choose a time based on the conversation with the commission and applicant. In this case X = 8:00PM.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd, Commissioner Davis, Commissioner Meeks

- B. Acceptance and scheduling of an application from John & Miriam Swanson for a special use permit to use a portion of a borough-owned ROW as a driveway at 1400 NORTH NORDIC DR.

Motion made by Commissioner Floyd, Seconded by Commissioner Davis.

Commission Vice-Chair O'Neil asked if the existing driveway was going to be widened or if this is a new driveway.

Commission Chair Fry stated the application says widen.

Commissioner Meeks asked about the size and if the Swanson's would assume liability.

Director Liz Cabrera said yes, when the Borough issues a SUP it will spell out size and location. The applicant would take on maintenance and assume liability of the driveway. They cannot block access; this is the standard permit for driveways on ROW. On page 51 of the packet, it shows a triangle next to pump station 4, this is the area. It's not surveyed yet, so the width is not known at this time.

Commissioner Vice-Chair O'Neil stated the department heads are in favor of this.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd, Commissioner Davis, Commissioner Meeks

C. Consideration of an application from Fin & Fjord Adventures to place remote signs on the sidewalk at 307 N 1ST ST and 110 N NORDIC DR.

Motion made by Commissioner Floyd, Seconded by Commission Vice-Chair O'Neil.

Commissioner Floyd asked for clarification on business approval of the sign. What if the store front business decided to no longer allow the sign.

Director Liz Cabrera stated that the commission could add a condition that it's subject to business approval.

Sam Marifern spoke as owner of Fin & Fjord Adventures; she apologized because she was unaware that she needed commission approval, the signs were out this summer. She explained that she did have approval from Tides Inn, Scandia House and coffee shop. The signs are removable.

Commission Chair Fry mentioned in the past with other sandwich signs the commission has limited it to one sign per business.

Liz confirmed, in the past the commission limited two other applications for sandwich signs to one sign per business because this is the same allowed for a store front business. Also, there were some concerns of how many signs can be approved to be in front of Scandia House.

Commissioner Floyd made an amendment to the motion to add as long as the businesses agree to allow them to put the sign up, Seconded by Commission Vice-Chair O'Neil.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd, Commissioner Davis, Commissioner Meeks

Commissioner Floyd made an additional amendment to be consistent and keep with past practice one sign should be allowed, Seconded by Commission Vice-Chair O'Neil

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd, Commissioner Davis, Commissioner Meeks

Commissioner Floyd amended the original motion, I move to approve the application from Fin & Fjord for remote signs on 46" in height at Scandia House location, 110 N Nordic Dr., Seconded by Commission Vice-Chair O'Neil.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd, Commissioner Davis, Commissioner Meeks

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Commission Chair Fry mentioned an email that was sent in today from Susie Burrell requesting to delay and to talk about a better location for the property line.

Dave Thynes mentioned he did not see the email and was unaware. He also mentioned that the Ohmer's do not want to delay.

Motion made by Commission Vice-Chair O'Neil, Seconded by Commissioner Floyd.

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Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd, Commissioner Davis, Commissioner Meeks

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Motion made by Commissioner Floyd, Seconded by Commissioner Davis to submit the attached review of Skylark LLC's application to purchase borough-owned property for public benefit to the Borough Assembly and recommend the Borough Assembly proceed with disposal of the property.

Director Liz Cabrera suggested amendments to the review document

- page 75, Applicant request change 6 borough-owned parcels to 7
- page 75, Findings b. change 6 parcels to 7
- page 75, Findings c. change Five lots to Six lots
- page 76, Government lot 14 b. we will be needing additional floodplain plans and not only how it could affect housing development but as well as utility and road development.
- page 116 Exhibit D: Road's attachment, needing legal access that would require an easement to connect to Skylark

Motion made by Commissioner Floyd, Seconded by Commissioner Davis to submit the amendments as stated.

Commission Chair Fry, all in favor of the amendments.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd, Commissioner Davis, Commissioner Meeks

Discussion.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd, Commissioner Davis, Commissioner Meeks

8. Non-Agenda Items

A. Commissioner Comments

None

B. Staff Comments

None

C. Next Meeting is December 10, 2024, at 12:00PM.

EXHIBIT B

Planning Commission Staff Report & Finding of Fact

Meeting Date: December 12, 2023

APPLICANT/AGENT:

Petersburg Borough

OWNER(S), IF DIFFERENT:

LEGAL DESCRIPTION:

Lot 4, Skylark II Subdivision, Plat# 90-14
Gov't Lot 13, T58S, R79E, Section 33

LOT AREA:

Lot 4: 22,530 Sq Ft
GL 13: 140,263 Sq Ft

LOCATION:

See attached maps

SURROUNDING ZONING (Lot 4)

North: Single Family Residential
South: Public Use
East: Single Family Residential
West: Single Family Residential

ZONING:

Lot 4 – Single-Family Residential
GL 13 – Public Use

SURROUNDING ZONING (GL 13)

North: Single Family Residential
South: Undeveloped land
East: Single Family Residential
West: Single Family Mobile Home

PID:

01-010-243
01-010-412

APPLICATION SUBMISSION DATE:

Initiated by Commission

I. APPLICANT REQUEST: The commission initiated a rezone under its own motion.

II. APPLICABLE CODES:

19.12 OPEN SPACE - RECREATIONAL
19.84 AMENDMENTS

III. FINDINGS:

- a. The commission initiated a rezone under its own motion per PMC 19.84.
- b. The subject property is composed of 2 parcels of borough-owned vacant land.
- c. Lot 4 is Single-Family Residential (SF) and approximately 22,000 sf.
- d. GL 13 is zoned Public Use and is approximately 3.22 acres. GL 13 has a deed restriction limiting the future use of the parcel to unrestricted public use and access, thereby prohibiting sale to private owners. The parcel has a 33' access easement along the north and west property lines. This easement will remain in place regardless of the zoning.
- e. The immediate surrounding area is partially developed with a well-established neighborhood adjacent to the parcels.
- f. The commission recently recommended the borough assembly approve the sale of adjacent parcels for future residential development and recommended rezone of a 5-acre parcel from Open Space to SFMH.
- g. The commission initiated these rezones to establish greenbelt buffers between an established neighborhood and proposed higher-density residential development.

Planning Commission Staff Report & Finding of Fact

Meeting Date: December 12, 2023

- h. For Lot 4: The 2016 comprehensive plan recommends future land use for this area be Low- Density Residential. The intended use is lower density residential, *Single family or duplex residential, option for accessory dwelling units and home-based businesses, 1-4 dwellings per acre (DUA) is most common; but allow option for densities up to 6-8 DUA.* The corresponding zoning districts are: *RR Rural Residential; SFMH Single Family Mobile Home? (add option for up to 6-8 DUA with site plan review.)*
- i. For GL 13 lot: The 2016 comprehensive plan recommends future land use for this area be Higher density residential, including attached and detached homes; option for accessory dwelling units, for home-based occupations. The corresponding zoning districts are: SF 1 Single Family 1, (SF 2 – Single Family 2 modified or eliminated), MF- Multi-Family, SFMH - Single Family Mobile Home, MHP - Mobile Home Park. However, this is inconsistent with the deed restrictions placed on the property.
- j. Rezoning these parcels to Open Space - Recreational would limit development in these parcels with principal allowed uses of Green Belts, Watersheds, Drainages. Park, Playground, and recreational activities and essential services are allowed with a conditional use permit.
- k. Chapter 7, Recreation and Tourism, of the 2016 Comprehensive Plan includes a recommendation for the borough to *...work in partnership with neighborhoods to develop and maintain neighborhood parks that serve the needs of adjacent neighborhoods. Focus efforts on higher density, lower income neighborhoods, where such facilities are particularly needed.* Among the potential actions supporting this goal is to: *consider parks or green spaces outside of downtown in areas currently lacking such facilities.*

IV. PUBLIC NOTICE

The borough provided public notice consistent with PMC 19.84.040. Notice was mailed by first class mail to the owner of record of the property within six hundred feet of the exterior boundary of the property that is the subject of the application.

V. APPLICATION REVIEW

- a. The application is classified as a request to amend the borough zoning map.
- b. Criteria – Per 19.84.030, The Planning Commission’s report to the Assembly shall include findings as to need and justification for the proposed change, including findings as to the effect which the proposed change would have on the objective of the comprehensive plan.

VI. ACTION

Proposed motion: I move to recommend to the Borough Assembly that both Lot 4, Skylark II Subdivision, Plat# 90-14 and Government Lot 13, Section 33, Township 58 South, Range 79 East, be rezoned to Open Space – Recreational.

Based on the preceding findings of fact, the Petersburg Planning Commission makes the following recommendation to the Borough Assembly:

-
- a. The Planning Commission initiated this rezone based on public comment and discussion during the review of an application to purchase borough property for residential development of single-family and single-family mobile homes adjacent to these parcels.

Planning Commission Staff Report & Finding of Fact

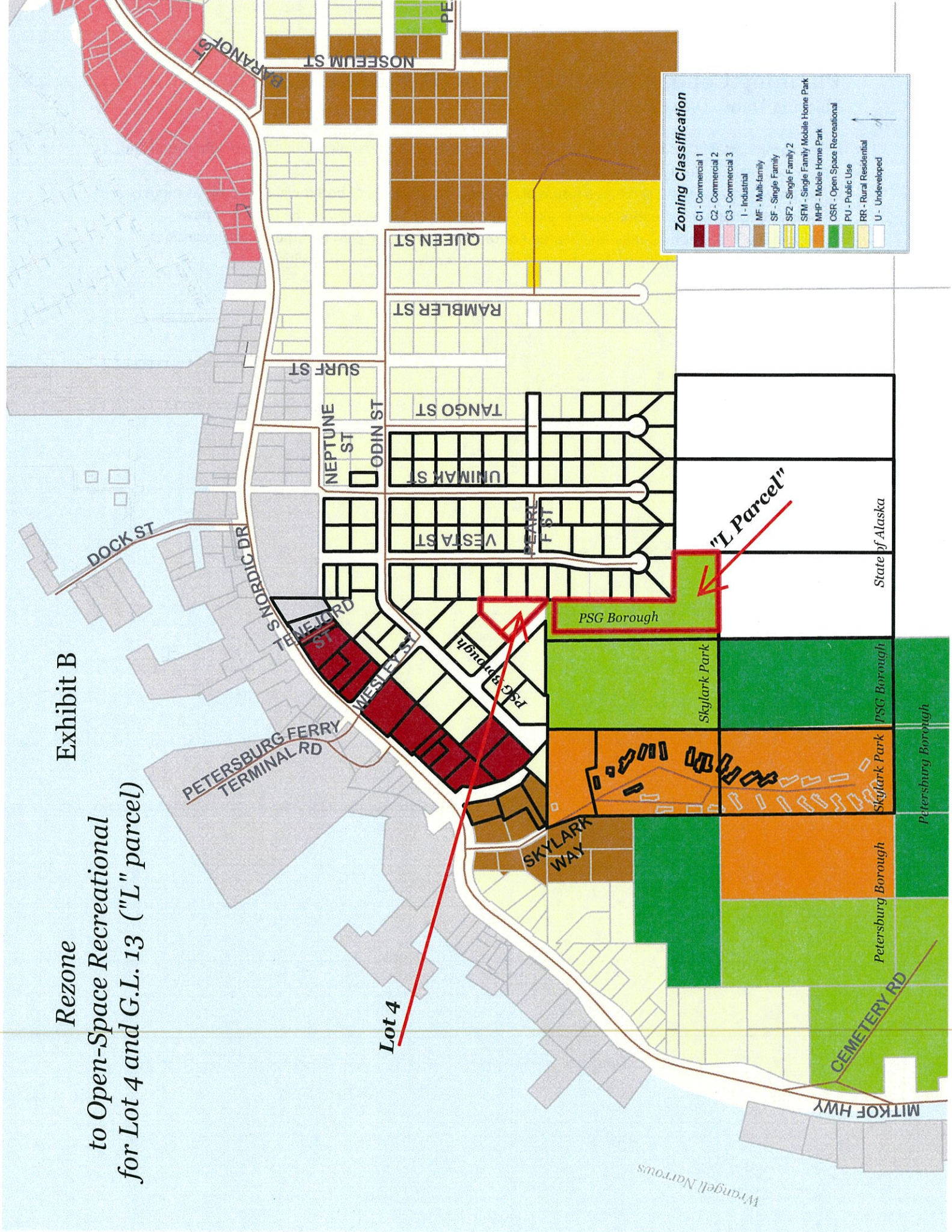
Meeting Date: December 12, 2023

- b. The rezone establishes a greenbelt between an established single-family residential neighborhood and a proposed higher density neighborhood.
- c. The greenbelt could also serve as a future playground for residents of both neighborhoods as there is no property zoned for recreational use in either the Severson's Subdivision or the proposed new development. This is consistent with chapter 7 of the comprehensive plan that the borough consider parks or green spaces outside of downtown in areas currently lacking such facilities.

EXHIBITS

- A. Map
- B. Public Hearing Mailout
- C. Public Comments

Rezone
Exhibit B
to Open-Space Recreational
for Lot 4 and G.L. 13 ("L" parcel)



Zoning Classification

| | |
|---|--------------------------------------|
| ■ | C1 - Commercial 1 |
| ■ | C2 - Commercial 2 |
| ■ | C3 - Commercial 3 |
| ■ | I - Industrial |
| ■ | MF - Multi-Family |
| ■ | SF - Single Family |
| ■ | SF2 - Single Family 2 |
| ■ | SFM - Single Family Mobile Home Park |
| ■ | MHP - Mobile Home Park |
| ■ | CSR - Open Space Recreational |
| ■ | PU - Public Use |
| ■ | RR - Rural Residential |
| ■ | U - Undeveloped |

From: [emil tucker](#)
To: [Anna Caulum](#)
Subject: Lot 4 Skylark II subdivision rezoning comment
Date: Monday, November 27, 2023 8:27:45 PM

We are writing to support the recommendation to rezone Lot 4, Skylark II Subdivision and Government Lot 13, from Single Family residential to Open Space - Recreation.

Deliberately rezoning open space as green space or for future recreation development into subdivision plans is an important aspect of development. Open space is valuable in its own right as a buffer between houses as neighborhoods grow and it allows for the development of small parks and playgrounds that are important quality of life attractants to families with young children. There are currently no parks or playgrounds in the Severson Subdivision adjacent to this area, and the rezoning of these lots would allow for this in the future. Additionally, the open space allows access to the State of Alaska lands behind the neighborhood which are desirable locations for recreation. These areas behind the neighborhood are used daily to walk, ski and snowmachine.

Thank you for the opportunity to comment on this proposal.

Emil Tucker & Carin Christensen

From: [Mika hasbrouck](#)
To: [Anna Caulum](#)
Subject: Planning and Zoning board
Date: Wednesday, December 6, 2023 11:52:03 AM

Dear Planning and Zoning,

In studying your proposal for rezoning Lot 4 and “L” Parcel to Open-Space Recreational and I believe it needs to be revised to make some inclusions. I think It’s a great idea, However as you can see from my attached graphic that it still leaves 1101 Odin without any buffer to the proposed development. 1101 Odin is the one established property with closest proximity to the project and likely to be impacted the most. My home at 1101 Odin has been an established tax generating property in the borough since 1991.

I respectfully request that you revise your rezoning proposal to include a reasonable open space between 01010248 (1101 Odin street) and lots 01010247 and 01010245 (proposed for sale.)

I’m curious how come were parcels (outlined in Blue) 01010247 and 01010245 not considered for rezoning or even reconfiguration then rezoning to provide for the same “Open-Space Recreational” zoning like “L Parcel” and Lot 4? I appreciate your thought and attention to this complex and lengthy process and I fully support the rezoning of these two parcels (“L” and 4.) However it hardly seems equitable to leave the busiest corner of the whole proposed project without a buffer or “Open-Space” of any kind.

If anyone on the Planning and Zoning Commission and Assembly has not taken the time to do so, I would highly encourage you to physically visit the area shown on the attached map. In reality, it’s a very small area and the map does not clearly give that perspective. Your decisions and recommendations have long lasting impacts in many ways. I think the proposed sale and project that so many are working on is worthy but there are a lot of imperative details that are not known yet or even thought of especially by the general public. This project as a whole could be of great benefit to our community but it should not come at a cost to those that happen to have established our homes in the vicinity long before. The fact that this purchase and proposals have gotten this far with the assembly without a lot of specific information being provided is concerning. I understand that some information is not yet available so conditions and parameters cannot be set. However, I believe that’s where this boards (Planning and Zoning) work becomes invaluable to the boroughs residents.

This purchase and development proposal has been very slow to produce specific details since put forth, so I hope you and the Assembly will take that into consideration as I put

forth a request that my property be afforded the same buffer of “Open-Space Recreational” like the rest of the existing single family residential homes of the Severson subdivision. I make this request based on vague answers to specific questions on and off the record and random comments that indicate that this road would cut strait across the area and most lots would be reconfigured to allow for a new layout. It makes sense but should not be at the expense of the quality of the existing neighborhood.

From the outlines I added to the map attached to this letter, you can see in purple what would be the most cost effective route for a road into the proposed new development (this has been eluded to) versus where the road is currently mapped out to be. There would be no buffer or “Open-Space” between a road and the residence at 1101 Odin (lot 01010248.) While this may not necessarily happen (we cannot say one way or another because its not been required to know at this time) or affect the property’s value, common sense is obvious that it would greatly affect the overall quality of the property if a busy road is allowed to be placed without an Open-Space designation like the rest of the Single Family Residential properties of the established neighborhood.

I respectfully request that you revise your rezoning proposal to include a reasonable open space between 01010248 (1101 Odin street) and lots 01010247 and 01010245 (proposed for sale.)

I’m always happy to have a conversation with any or all of you so please reach out via email or phone.

Sincerely,

Mika Hasbrouck
1101 Odin Street
Petersburg Alaska

From: [Mika hasbrouck](#)
To: [Anna Caulum](#)
Subject: Attachment
Date: Wednesday, December 6, 2023 12:20:36 PM

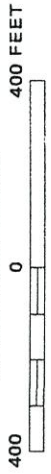


EXHIBIT C

16007 0206 0020



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
PETERSBURG, ALASKA
WRANGELL-PETERSBURG
DIVISION

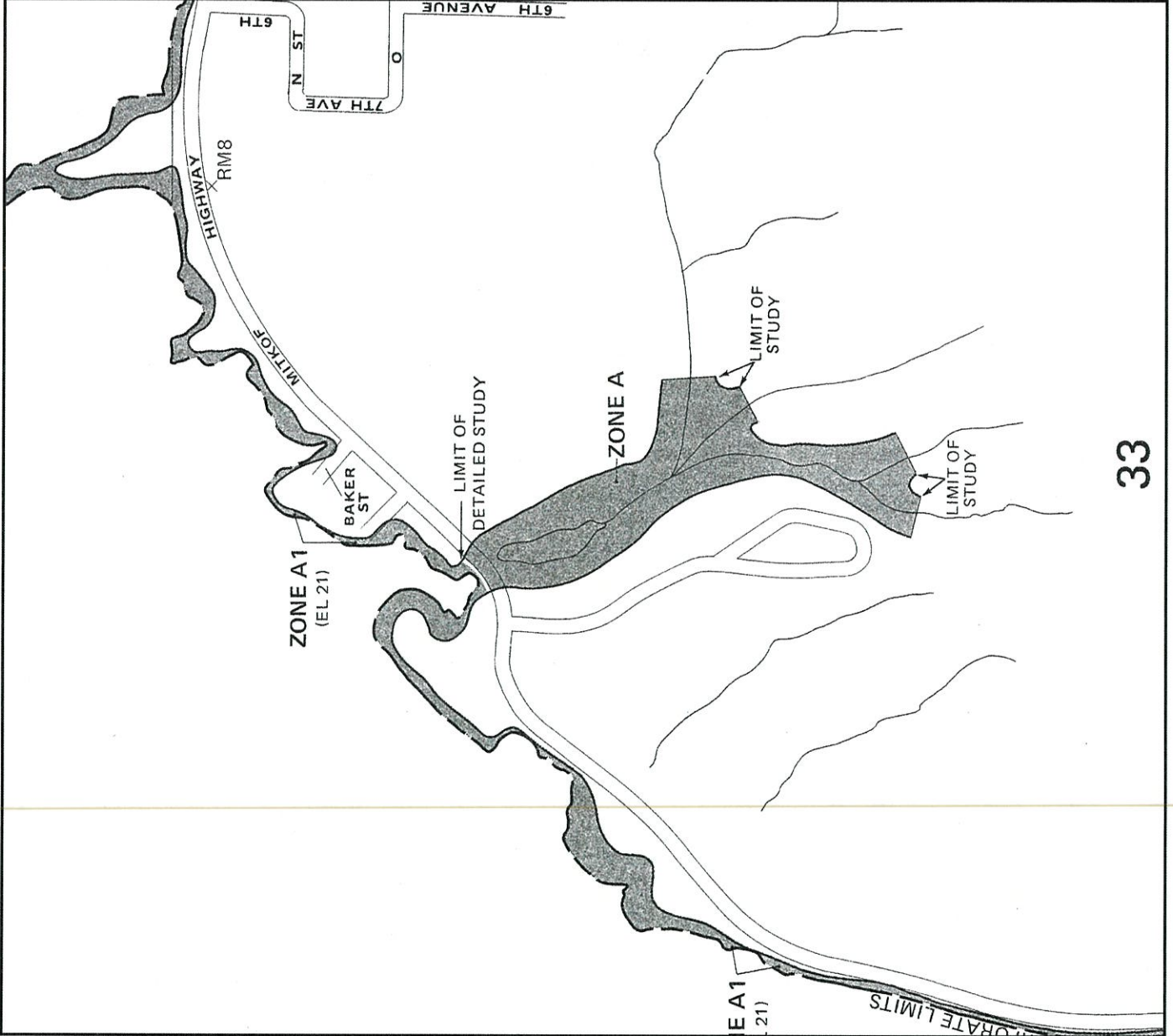
PANEL 1 OF 16
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
020074 0001 B

EFFECTIVE DATE:
JUNE 1, 1982



Federal Emergency Management Agency



This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.

**Parcels: 01-010-600(Gov't Lot 14) &
01-010-430 (Gov't Lot 21)
Shown with 2 Foot Contours &
FIRM - Flood Insurance Rate Map**



Gov't Lot 14

Gov't Lot 21

EXHIBIT D



Planning Commission Report & Finding of Fact

Meeting Date: October 10, 2023

APPLICANT/AGENT:

Skylark Park LLC

OWNER(S), IF DIFFERENT:

Petersburg Borough

LEGAL DESCRIPTION:

Lots 2, 3, 5, and 6, Skylark II
Subdivision, and Government Lot 21,
Section 33, T58S, R79E

LOT AREA:

Odin St. Lots – approx. 1.9 acres
Lot 21 – 5 acres

LOCATION:

See attached maps

SURROUNDING ZONING (ODIN ST
PARCELS):

North: SFR/COMMERCIAL-1

South: SFR/PUBLIC USE

East: SFR

West: SFR

ZONING:

Odin St: Single-Family (SFR)

Lot 21 - Open-Space Recreational (OSR)

SURROUNDING ZONING (Lot 21):

North: PUBLIC USE

South: OSR

East: UNZONED

West: MOBILE HOME PARK

PID: 01-010-247, 01-010-245, 01-010-
764, 01-010-766, 01-010-430

APPLICATION SUBMISSION DATE:

August 2, 2023

COMMISSION MOTION: To recommend to the Borough Assembly that Lot 3, Skylark II Subdivision (PID: 01-010-766), and Government Lot 21, Section 33, T58S, R79E (PID: 01-010-430) be rezoned to Single-Family Mobile Home along with the findings as presented.

Motion Failed, 3 yea, 1 nay

I. APPLICANT REQUEST: The applicant is requesting a rezone of 5 borough-owned parcels to Single-family Mobile Home (SFMH). The applicant's intent is to pursue purchase of parcels for replat/subdivision for residential development.

II. APPLICABLE CODE:

19.04.500 DEFINITION, MOBILE HOME

19.28 SINGLE FAMILY MOBILE HOME

19.84 AMENDMENTS

III. FINDINGS:

- a. Skylark Park LLC applied to purchase borough property on the condition the property is rezoned to SFMH. The Planning Commission has initiated a rezone in response to this request.
- b. The subject property is composed of 5 parcels of borough-owned vacant land.
- c. Four lots are zoned Single-Family Residential (SF) and range in size from 14,000-20,000 sf. One parcel is five-acres and zoned Open-Space Recreation (OSR).

Planning Commission Report & Finding of Fact

Meeting Date: October 10, 2023

- d. The immediate surrounding area is undeveloped but there are two well established neighborhoods surrounding the parcels. The applicant recently submitted a request to rezone their adjacent lot from Public Use to SFMH. The commission recommended the Assembly approve the request.
- e. The applicant's intent is to pursue purchase of the parcels to develop a 10+ acre major subdivision with roads and utilities. The parcels would be subdivided into 75'x100' lots and sold. The applicant would also work with property owners who may wish to purchase a manufactured home for their lot.
- f. The purpose of the SFMH district is to provide a sound and attractive residential neighborhood for single-family mobile homes on standard residential-size building lots. The principal uses in the district are one-family and two-family dwellings and mobile homes. The proposed development is consistent with the requested SFMH zoning.
- g. Per code, "Mobile home" means a manufactured coach, mobile home, trailer, house, car or other vehicle or structure designed, intended or capable of human dwelling or sleeping purposes, mounted upon wheels or supports which is capable of being moved by its owner or transported by another vehicle, and containing water supply, waste disposal and electrical conveniences.
- h. "Manufactured homes", while not defined in municipal code, is generally defined as a transportable, factory-built dwelling unit constructed after June 15, 1976, in conformance with the federal Manufactured Home Construction and Safety Standards, as evidenced by an affixed certification label in accordance with 24 CFR 3280.11.
- i. For the 4 SF lots: The 2016 comprehensive plan recommends future land use for this area be Low-Density Residential. The intended use is lower density residential, Single family or duplex residential, option for accessory dwelling units and home-based businesses, 1-4 dwellings per acre (DUA) is most common; but allow option for densities up to 6-8 DUA. The corresponding zoning districts are: RR Rural Residential; SFMH Single Family Mobile Home? (Add option for up to 6-8 DUA with site plan review.)
- j. Rezoning these lots from SF to SFMH would allow mobile/manufactured homes as a primary use and reduce the minimum lot size from 8,000 sf to 7,500 sf. As with single-family, the maximum number of dwellings per lot is 2 with single family, two-family (duplex), and detached accessory dwellings allowed. Yard setback and lot coverage remain the same as in SFR.
- k. For the 1 OSR lot: The 2016 comprehensive plan recommends future land use for this area be Open Space. *Open space is the preferred near-term use, in part to concentrate development in currently developed areas. This designation may be changed in the future to allow for development if/when local economy/population grows. The corresponding zoning district is OSR modified to emphasize conservation, generally for public lands, option to be dedicated for mitigation lands.*
- l. Rezoning from OSR to SFMH would allow residential development in an area previously designated for maintaining land in a natural state.

IV. PUBLIC NOTICE

The borough provided public notice consistent with PMC 19.84.040. Notice was mailed by first class mail to the owner of record of the property within six hundred feet of the exterior boundary of the property that is the subject of the application.

V. APPLICATION REVIEW

Planning Commission Report & Finding of Fact

Meeting Date: October 10, 2023

- a. The application is classified as a request to amend the borough zoning map.
- b. Criteria – Per 19.84.030, The Planning Commission’s report to the Assembly shall include findings as to need and justification for the proposed change, including findings as to the effect which the proposed change would have on the objective of the comprehensive plan.

VI. ACTION : Based on the preceding findings of fact, the Petersburg Planning Commission makes the following report to the Borough Assembly:

1. The existing zoning of the subject area is inconsistent with the intended use of the site for development of manufactured home dwellings on individual lots. For the proposed development to occur, the land must be rezoned.
2. The applicant seeks to address the stated need for developable lots and new housing options that are more affordable than housing currently found in the single-family residential district.
3. While the overall use, residential, is consistent with the comprehensive plan for Odin St, the change in zoning to SFMH will increase residential density (i.e., the number of houses per acre) than was envisioned in the plan for that area.
4. Rezoning an OSR parcel to residential use means a net loss in open space adjacent to the Skylark Mobile Home Park and near the Severson’s subdivision area. The subject parcel has no improvements and is maintained in a natural state. The comprehensive plan does contemplate OSR districts to be rezoned if population or development pressure warrants.
5. The likely impact to surrounding neighbors will be increased traffic on Wesley St and Odin St. This should be a consideration for the Platting Board as development moves forward.
6. The commission’s recommendation to rezone is based on the development plans provided by the applicant to develop a major subdivision, install improvements, and sell lots. The applicant is also offering to assist property owners with the purchase and installation of new manufactured homes on individual lots.
7. The borough has a very broad definition of “mobile homes” that could be legally placed within this proposed development if it is rezoned. The borough should work with the developer to include language in the deed of sale and/or record a covenant for the subdivision that limits the type of dwellings to one- or two-family dwellings, manufactured homes as defined above, and limits the age of manufactured home that may be placed in the subdivision.
8. The rezone of these properties should be contingent on the sale of the properties.

EXHIBITS

- A. Draft Minutes from the October 10, 2023, Planning Commission meeting
- B. Applicant materials
- C. Vicinity & Detail Maps
- D. Public Hearing Mailout



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, October 10, 2023

12:00 PM

Assembly Chambers

1. Call to Order

Commission Chair Chris Fry called the meeting to order at 12:00pm.

2. Roll Call

PRESENT

Commission Chair Chris Fry
Commission Vice-Chair Heather O'Neil
Commissioner Marietta Davis
Commissioner Phillip Meeks

ABSENT

Commission Secretary Sally Dwyer
Commissioner Jim Floyd
Commissioner John Jensen

3. Election of Officers

Election of officers

Marietta nominated Sally Dwyer to keep her seat as Commission Secretary, seconded by Phillip.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Davis, Commissioner Meeks

Heather nominated Chris Fry to keep his seat as Commission Chair, seconded by Phillip.

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commissioner Davis, Commissioner Meeks

Marietta nominated John Jensen to Vice-Chair, seconded by Heather.

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commissioner Davis, Commissioner Meeks

4. Acceptance of Agenda

Vicki Sokol asked for an amendment to the order of the public hearing items, to hear the Sokol application before Skylark rezone and purchase.

Commission Chair Chris Fry moved item D to be heard after item A.

Motion made by Commissioner Davis, Seconded by Commissioner O'Neil.

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commissioner Davis, Commissioner Meeks

5. Approval of Minutes

The September 12, 2023, meeting minutes were unanimously approved.

Motion made by Commission Vice-Chair O'Neil, Seconded by Commissioner Davis.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Davis, Commissioner Meeks

6. Public Comments

None

7. Consent Calendar

None

8. Public Hearing Items

- A. Consideration of a conditional use permit application from Ben & Marcie Hinde for a home occupation at 507 Fram ST (PID: 01-006-224).

Motion made by Commissioner Davis, Seconded by Commissioner O'Neil.

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commissioner Davis, Commissioner Meeks

- B. Consideration of an application from Vicki Sokol for a variance from the side yard setback requirement to allow for construction of an addition 5' from the property line at 100 N 3rd St (PID: 01-007-375)

Motion made by Commissioner O'Neil, Seconded by Commissioner Davis.

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commissioner Davis, Commissioner Meeks

- C. Initiation and recommendation to the Borough Assembly for a rezone of 5 lots from Single-Family Residential to Single-Family Mobile Home and 1 parcel from Open-

Space Recreation to Single-Family Mobile Home located at 1104, 1105, and 1107 Odin St, Lots 3 and 5, Skylark II Subdivision, and Government Lot 21, Section 33, T58S, R79E (PID: 01-010-752, 01-010-247, 01-010-245, 01-010-764, 01-010-766, 01-010-430)

Kathryn Schnider spoke on her own behalf concerned about zoning definitions.

Mika Hasbrouck spoke on her own behalf concerned about the proposal and lack of a clear plan.

Joe Bertagnoli spoke on his own behalf giving concerns and asking for more clarity on the plan and where the road would go.

Ambre Burrell spoke on her own behalf explaining that platting and road plans will happen but not until the rezoning has passed. Until they get in there with a machine it's hard to tell where exactly the road will be. The purpose of this rezone is to provide affordable housing for families not to have another trailer park.

Sig Burrell spoke on his own behalf explaining in more depth where the road would go. Spoke his concerns of zoning and said he would like to see a manufactured home zoning added to the code. The intent of this rezone is to provide good, affordable housing for younger people to be able to move into.

Motion made by Commissioner Davis to amend the proposal to recommend to the Borough Assembly that lot 3 of Skylark II Subdivision and GL 21 Section 33, T58S, R79E will be rezoned to Single-Family Mobile Home along with the findings and as presented. Seconded by Commissioner Meeks

Discussion

Voting Yea: Commission Chair Fry, Commissioner Davis, Commissioner Meeks

Voting Nay: Commissioner O'Neil

- D. Recommendation to the Borough Assembly on a request from Skylark Park LLC to purchase borough-owned property at 1104, 1105, and 1107 Odin St, Lots 3 and 5, Skylark II Subdivision, and Government Lot 21, Section 33, T58S, R79E (PID: 01-010-752, 01-010-247, 01-010-245, 01-010-764, 01-010-766, 01-010-430)

Motion made by Commissioner Davis, Seconded by Commissioner Meeks

Voting Yea: Commission Chair Fry, Commissioner Davis, Commissioner Meeks, Commissioner O'Neil

9. Non-Agenda Items

A. Commissioner Comments

Commissioner O'Neil said she voted the way she did because she heard from people that wanted more clarity and more understanding.

Commission Chair Fry said he appreciates all who came and commented.

B. Staff Comments

Community Development Director Liz Cabrera thanked everyone for their patience.

C. The next Meeting is November 14, 2023, at 12:00pm.

10. Adjournment

The meeting adjourned at 1:16pm.

Motion made by Commissioner Davis, Seconded by Commissioner Meeks.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Davis, Commissioner Meeks



Petersburg Borough, Alaska

Land Disposal Application

(\$500.00 non-refundable filing fee required)

Form must be completed in its entirety to be considered

Office Use:

Rec'd. by: KT

Fee: \$500

Date Rec'd: 8/2/23

Date: 8.1.2023

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

Parcel ID #(s) of Subject Property:

01-010-245, 01-010-247
01-010-436
01-010-752
01-010-764, 01-010-766

Proposed term of lease: _____
(total years)

Legal Description of Property:

GL 21, lot 2, lot 3, lot 5
lot 5A, lot 6

Current Zoning of Property:

~~GL 21~~, SF
01-010-430 - Open Space - Recreation

* Rezoning Needed - See email attached

The rest are zoned Single Family Residential

Applicant Name: Skylark Park LLC

Applicant Mailing Address: PO Box 2070

Petersburg AK 99833

Applicant Contact Info: Ambre Burrell - 907-772-4423

(phone and/or email) 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 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)

Upon transfer of title we will begin extending OP in St. Through lots to our lot GL 14. We will put in utilities as we go. Currently working with surveyor to subdivide GL 14 + GL 21 into 7.5' x 100' lots. Upon completion we will sign over road + utilities to the Borough + sell lots. Will work with any interested party + help build + ship up then sell their own manufactured home. \$750,000 cost to improve

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

Skylark Park
Mika Hasbrouck
Liv Perschon

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)

None

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

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

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

Name and address of resident agent: Ambre Burrell
PO Box 2070
Petersburg AK, 99833

8. Why should the Planning Commission recommend Assembly approval of this request?

Petersburg is in desperate need of affordable housing/ property. This will provide affordable options and is at the cost of private business instead of the Borough

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

Pg 30 t.) Actively work to reduce barriers to private development & pg 31. e.) Establish guidelines to allow for + 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 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: Please see Utility Director Hagerman's comments attached.

Signature of Department Commenter

Department Comments: Please see Public Works Director Cotta's comments attached.

Signature of Department Commenter

Department Comments: Please see Director Cabrera's comments attached.

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.

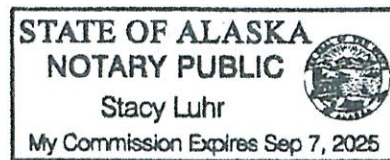
Please sign application in the presence of a Notary Public.

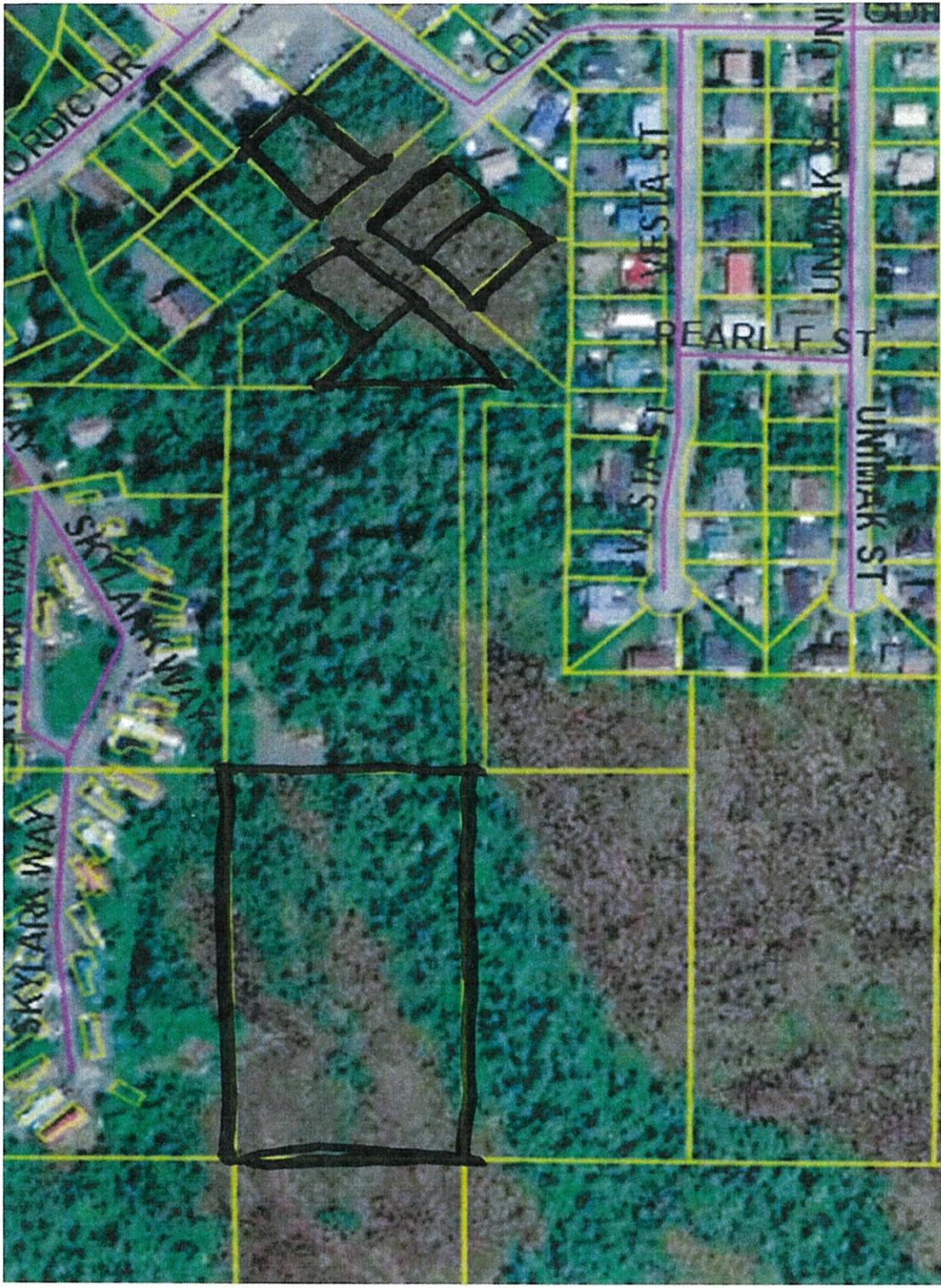
Ambre Burrell
Applicant/Applicant's Representative

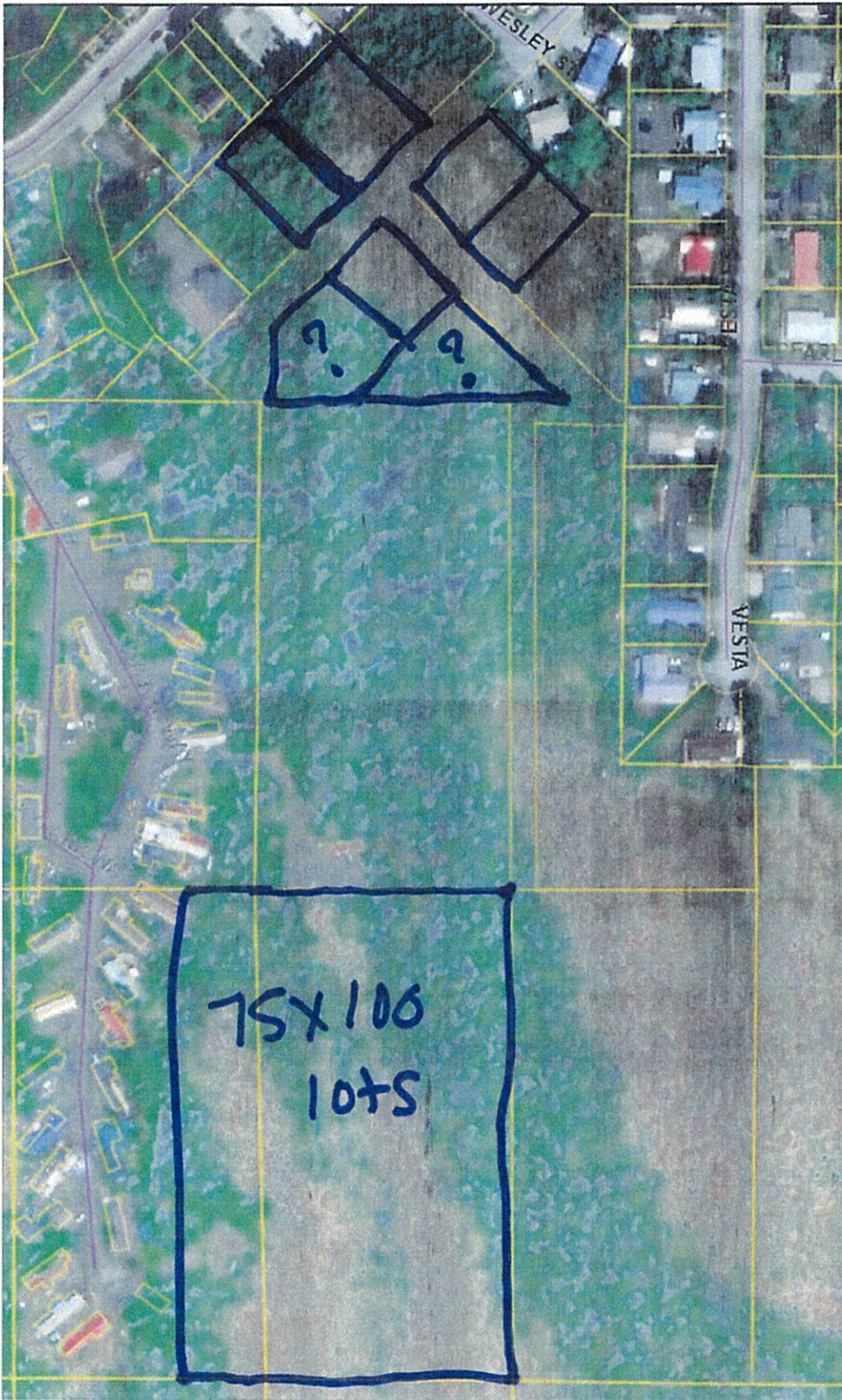
Subscribed and sworn to by *Ambre Burrell*, who personally appeared
before me this *2nd* day of *August*, 20*23*.

Stacy Luhr
Notary Public

Notary Public in and for the State of Alaska. My Commission Expires: *9/7/2025*







□ - These lots will all remain the same size, less what may be necessary to put in the road.

? - One of these two lots will be where the road goes into GL 14

75x100 - this lot will be subdivided into two roads containing 75x100 lots. Done in phases.

Debra Thompson

From: Ambre Burrell <ambre@rocknroadak.com>
Sent: Thursday, August 10, 2023 3:47 PM
To: Debra Thompson
Subject: Zoning Changes to Proposed Borough property purchase

Good Afternoon Debbie,

I would like to add some clarification to the Borough property we are proposing to purchase.

I would like to have the following lot remain Single Family residential:

01-010-752

I would like to rezone the following lots to Single Family Manufactured Home due to the fact that we may need to subdivide out parts of these lots when we put in a road:

01-010-764

01-010-247

01-010-245

01-010-766

I would like to rezone parcel 01-010-430 To Single Family Manufactured home as it is our intention to subdivide out into lots approximately 75' x 100' lots put in roads and utilities and offer affordable housing options to residents of Petersburg.

If you have any further questions please let me know.

Thank you,

Ambre Burrell
Rock-N-Road Construction, Inc
P. 907.772.3308
F. 907.772.2268

Debra Thompson

From: Karl Hagerman
Sent: Thursday, August 10, 2023 1:11 PM
To: Debra Thompson; Liz Cabrera; Chris Cotta
Subject: RE: Skylark Park LLC Land Purchase Application

Debbie,

Water, Wastewater and Power & Light have no need for the parcels being requested. I do have questions about the applicant's plan to extend the road and utilities and want to be sure that this is done per our standards so the improvements may be accepted by the Borough when complete, but overall I appreciate what they are trying to do with this plan and land purchase application.

Thanks,

Karl Hagerman
Utility Director
907-772-5421

From: Debra Thompson <dthompson@petersburgak.gov>
Sent: Wednesday, August 9, 2023 4:32 PM
To: Liz Cabrera <lcabrera@petersburgak.gov>; Karl Hagerman <khagerman@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>
Subject: Skylark Park LLC Land Purchase Application

Hi Liz, Karl & Chris,

Please see the attached land purchase application from Ambre Burrell. She did not complete Section 10 of the application, so I am sending this to you for your review and determination of whether your department(s) need any of the parcels noted for a public purpose. Parcel numbers are: 01-010-245, 01-010-247, 01-010-430, 01-010-752, 01-010-764 and 01-010-766.

Please email me your comments.

Thank you,
Debbie

Debra K. Thompson, CMC
Borough Clerk/Human Resources Director

Petersburg Borough
907-772-5405

Debra Thompson

From: Chris Cotta
Sent: Thursday, August 10, 2023 3:20 PM
To: Karl Hagerman; Debra Thompson; Liz Cabrera
Subject: RE: Skylark Park LLC Land Purchase Application

Debbie,

Public Works has no need for the parcels being requested. Along with Director Hagerman, we would like to see more details of the road and utility extensions and whether the intent is to construct these to Borough specifications. I also feel that this development would ultimately be a good thing for the Borough's housing situation. In addition we would obtain revenue from sale of the property and then tax and potential utilities revenues moving forward as development progresses.

One item of note: the application states that no local, state or federal permits are required for the proposed use. While this might be true for the sale of the property, there would almost certainly be permitting required from the Corps of Engineers for placing fill in the wetlands; and possibly some ADF&G permitting prior to development if the creek basin located within GL14 and GL21 has any fish runs.

Thanks,

Chris

From: Karl Hagerman <khagerman@petersburgak.gov>
Sent: Thursday, August 10, 2023 1:11 PM
To: Debra Thompson <dthompson@petersburgak.gov>; Liz Cabrera <lcabrera@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>
Subject: RE: Skylark Park LLC Land Purchase Application

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Utility Director
907-772-5421

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To: Liz Cabrera <lcabrera@petersburgak.gov>; Karl Hagerman <khagerman@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>
Subject: Skylark Park LLC Land Purchase Application

Hi Liz, Karl & Chris,

Debra Thompson

From: Liz Cabrera
Sent: Tuesday, August 15, 2023 11:15 AM
To: Debra Thompson
Subject: RE: Skylark Park LLC Land Purchase Application

Debbie,

Community Development has no need for the parcels for a public purpose.

Thanks,
Liz

From: Chris Cotta <ccotta@petersburgak.gov>
Sent: Thursday, August 10, 2023 3:20 PM
To: Karl Hagerman <khagerman@petersburgak.gov>; Debra Thompson <dthompson@petersburgak.gov>; Liz Cabrera <lcabrera@petersburgak.gov>
Subject: RE: Skylark Park LLC Land Purchase Application

Debbie,

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Sent: Thursday, August 10, 2023 1:11 PM
To: Debra Thompson <dthompson@petersburgak.gov>; Liz Cabrera <lcabrera@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>
Subject: RE: Skylark Park LLC Land Purchase Application

Debbie,

Water, Wastewater and Power & Light have no need for the parcels being requested. I do have questions about the applicant's plan to extend the road and utilities and want to be sure that this is done per our standards so the improvements may be accepted by the Borough when complete, but overall I appreciate what they are trying to do with this plan and land purchase application.

EXHIBIT C

*Skylark Park LLC
Rezone & Purchase of
Petersburg Borough
Parcels:*

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

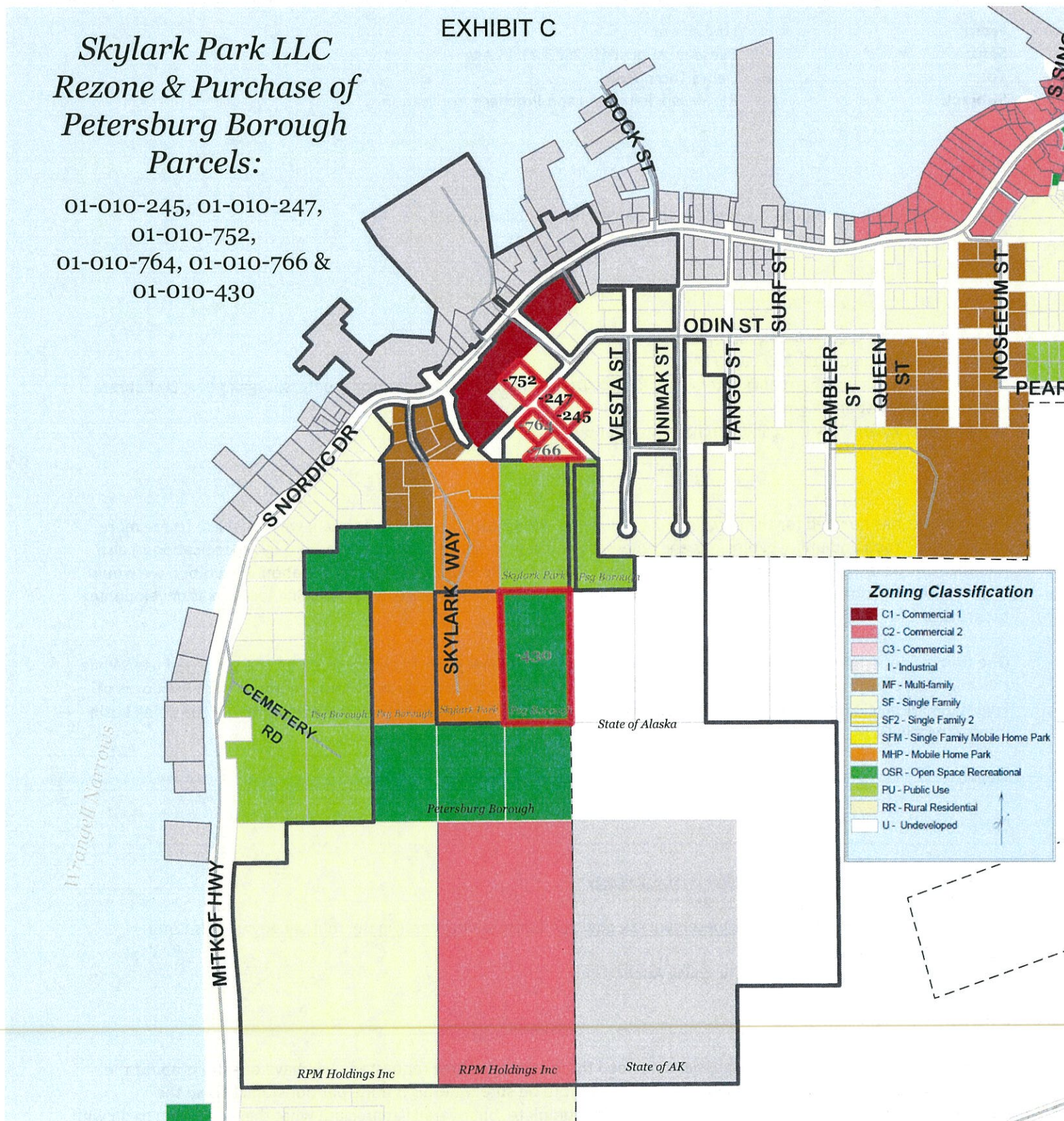


EXHIBIT E

Exhibit D: Roads

As proposed in the conceptual plan, road development would not meet borough standards. The conceptual plan is silent as to whether the Applicant intends to construct privately maintained roads or to propose dedication of the roads to the borough.

BOROUGH ROAD STANDARDS: Borough code has specific street design and construction standards for roads. Some of the applicable code and road standards compared to the information provided by the Applicant are in the table below:

| | Standard | Skylark - Conceptual | Comments |
|-----------------------|--|--|--|
| ROW Width | 40 ft | ? | Not provided |
| Roadway Width | 28 ft min. | 30 ft | Conforms |
| Lane Width (2 lanes) | 11 ft | ? | Not provided |
| Surface | Gravel | Chip seal | Conforms |
| Construction Standard | Per Standard Specifications, i.e. roadway dug to hardpan per engineer's spec | Excavate to 3' | Does not conform |
| Length | Dead-end street cannot exceed 400'. | Phase 1: ~1,250 ft | Does not conform |
| | | Phase 2: ~625 ft | Does not conform |
| Cul-de-sac | Dead-end street must end in cul-de-sac. | No cul-de-sac or equivalent turnaround. | Does not conform. (Generally, a cul-de-sac or similar is required to allow for EMS, garbage, snowplow to be able to turn around at the end of the street.) |
| Legal Access | All lots | Access for lots on "Road 2" are through Skylark Way. | Skylark Way is a private road. An easement to the benefit of these properties must be established to provide legal access. |

DEDICATION/ACCEPTANCE OF ROADS: The Borough's major subdivision code is designed so the Planning Commission may only approve a final plat upon completion of required improvements¹ to borough standards. There are few exemptions or options to this requirement.

¹ See PMC 18.24.045(B) 2

LOCAL IMPROVEMENT DISTRICT²: A developer may enter into a written agreement with the borough to initiate and consummate local improvement district proceedings for the financing and completion of all improvements. This effectively shifts the upfront cost of the improvements from the developer to the property owners. The borough has used the LID process in the past to upgrade existing streets.

PRIVATE ROADS BY PUD³: A developer may pursue a planned unit development (PUD), which allows some deviation from standard subdivision requirements and contemplates “private roads”. In this case, the borough would require a road maintenance agreement or covenant or contract ensuring the covenant runs with the land and binds successors in interest. A maintenance agreement would shift the cost of maintaining the road to property owners within the subdivision. These agreements apply to successors of the lots, even if the property is sold, assigned, or inherited.

WAIVER OF IMPROVEMENTS⁴: The Planning Commission may waive improvements under very limited circumstances. The preliminary criteria for waiver of improvements state that a proposed subdivision must be less than 2 acres, or no more than five parcels of five acres or more each, or installation of improvements will have no practical value and said improvements will be unusable for their normal purpose.

PLATTING VARIANCE⁵: The developer may request a variance from platting requirements. A variance may be granted only if the Planning Commission finds that a variance will not be detrimental to the public safety, or welfare, or injurious to adjacent property and that the tract to be subdivided is of such unusual size and shape or topographical conditions that the strict application of the requirements will result in undue and substantial hardship to the owner of the property.

These options present potential approaches for handling situations that may not perfectly align with the borough subdivision code. The borough attorney should review these options to determine if they could be applied to a specific case involving a road dedication that doesn't fully meet all code requirements.

² See 18.26.020

³ See 18.28 Planned Unit Development

⁴ See 18.26.120 Waiver of Improvements

⁵ See 18.32 Platting Variance

EXHIBIT F





Petersburg Borough, Alaska

Land Disposal Application
(**\$500.00 non-refundable filing fee required**)
Form must be completed in its entirety to be considered

| |
|------------------------------|
| Office Use: |
| Rec'd. by: <u>KT</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

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 | Hermosa Holdings |
| Liv Perschon | Dennis & Heather Oniel |
| Mika Hasbrouck | The Mill |

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)
 Platting, Rezoning, Corp of Engineers permit
-
-
-

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

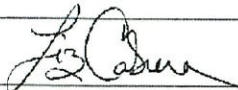
10. Prior to submitting this application, please verify with pertinent Borough Departments that the land requested for lease, purchase, exchange or other disposal is not needed for a public purpose by speaking with the appropriate personnel in the Electric, Water, Wastewater, Community Development, Harbor 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.

[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.

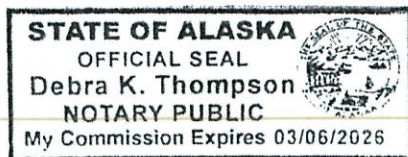
I hereby certify that I have received and reviewed a copy of Petersburg Municipal Code Chapters 16.12 and 16.16 (as they may pertain to my particular application) and understand the Code requirements. I further certify I am authorized to sign this application on behalf of the applicant.

Please sign application in the presence of a Notary Public.

[Signature]
Applicant/Applicant's Representative Signature

Ambre Burrell
Printed Name

Subscribed and sworn to by Ambre Burrell, who personally appeared
before me this 31st day of August, 2024.



[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 1st 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.

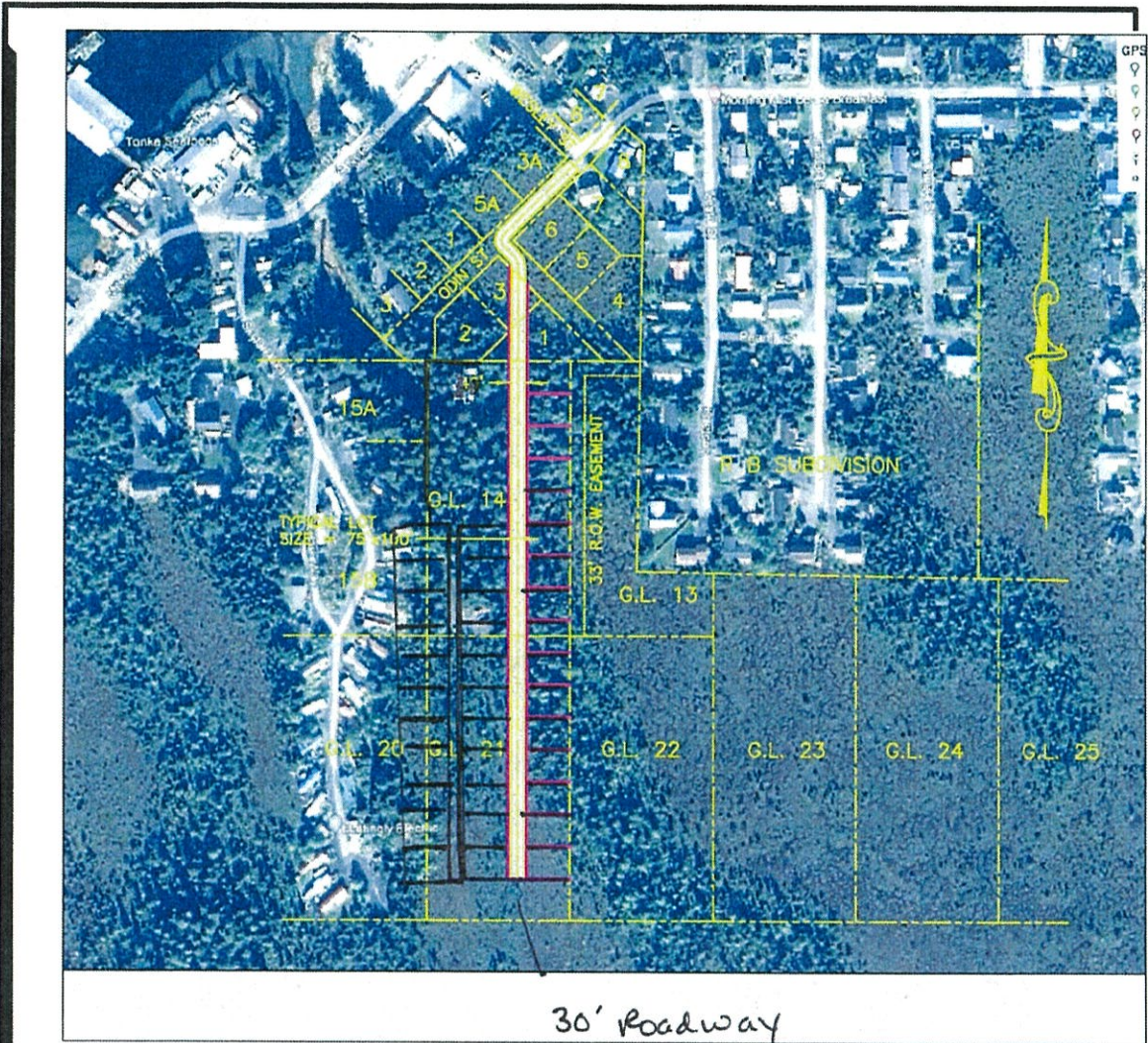
Approximate cost for Engineering, surveying, corp permitting, water, sewer, electrical, and civil work is \$1,500,000.00 – \$1,750,000.00. To date we still do not have a cost from Power and light to run electricity to these lots so this cost is an unknown.

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

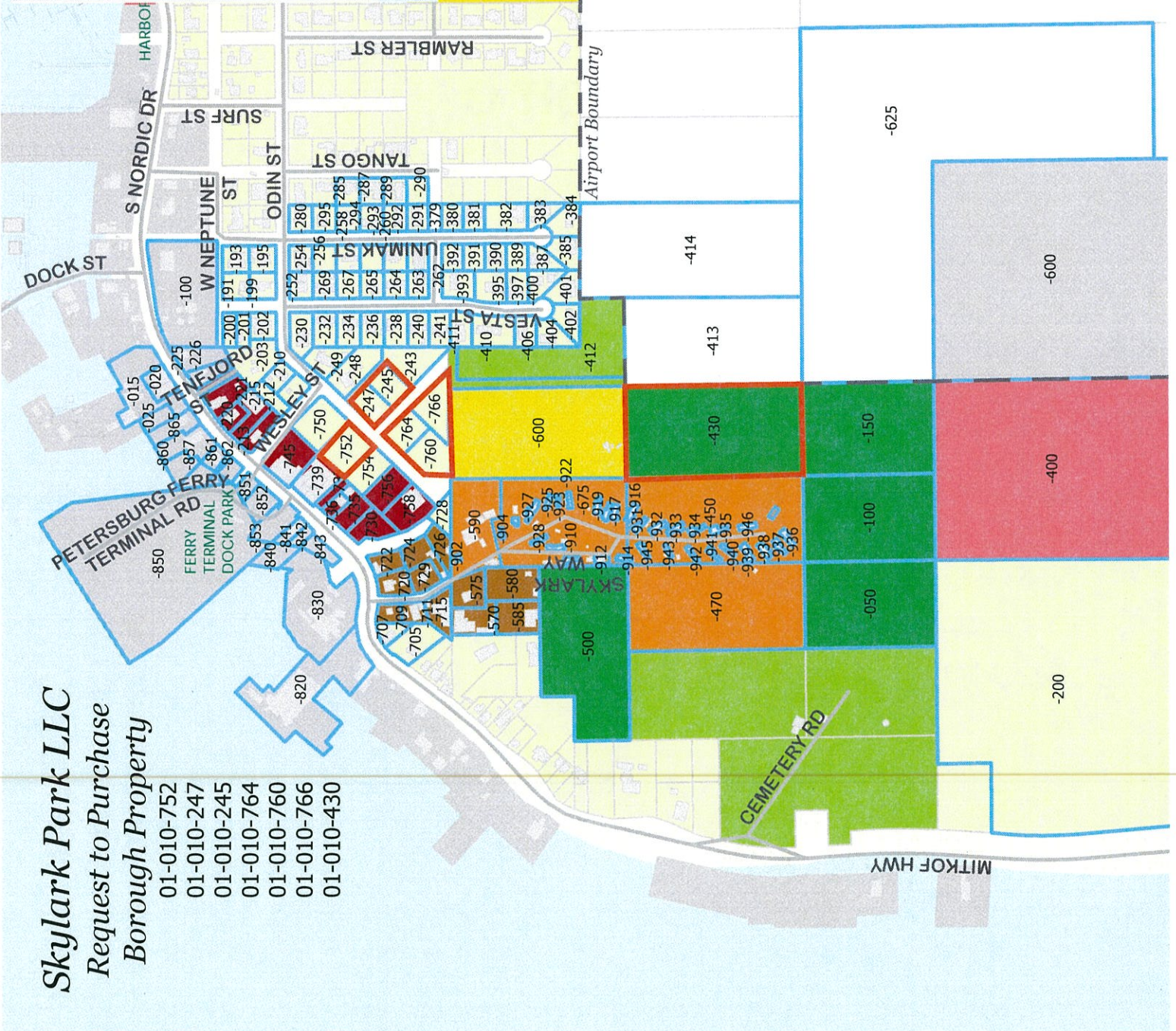


Proposed
lots to
purchase

EXHIBIT G

**Skylark Park LLC
Request to Purchase
Borough Property**

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



Zoning Classification

| | |
|--|--------------------------------------|
| | C1 - Commercial 1 |
| | C2 - Commercial 2 |
| | C3 - Commercial 3 |
| | I - Industrial |
| | MF - Multi-family |
| | SF - Single Family |
| | SF2 - Single Family 2 |
| | SFM - Single Family Mobile Home Park |
| | MHP - Mobile Home Park |
| | OSR - Open Space Recreational |
| | PU - Public Use |
| | RR - Rural Residential |
| | U - Undeveloped |

EXHIBIT H



October 21, 2024

**GARD TIMOTHY GARD LISA
21700 WILDFLOWER DR
NEWBERG, OR 97132**

NOTICE OF SCHEDULED PUBLIC HEARINGS

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

A recommendation to the Borough Manager of an application from Skylark LLC to purchase borough-owned property for a public benefit purpose at 1104, 1105, 1107, 1111 ODIN ST AND LOTS 3 and 5, PLAT 90-14, AND GOV'T LOT 21 (PID: 01-010-752, 01-010-764, 01-010-760, 01-010-766, 01-010-247, 01-010-245, 01-010-430).

| | |
|---|--|
| The public hearing and consideration of the application will be held: | Tuesday, November 12th, 2024, 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

EXHIBIT I

| Name1 | Name2 | Address1 | City | State | Zip |
|-----------------------------------|---------------------------------|-------------------------|--------------|------------|------------|
| CHRIST FRY | | PO BOX 1440 | PETERSBURG | AK | 99833-1440 |
| HEATHER O'NEIL | | PO BOX 1083 | PETERSBURG | AK | 99833-1083 |
| JIM FLOYD | | PO BOX 281 | PETERSBURG | AK | 99833-0281 |
| JOHN JESSEN | | PO BOX 681 | PETERSBURG | AK | 99833-0681 |
| PHIL MEES | | PO BOX 1534 | PETERSBURG | AK | 99833-1534 |
| MARIETTA DAVIS | | PO BOX 673 | PETERSBURG | AK | 99833-0673 |
| SKYLARK PARK LLC | | PO BOX 2070 | PETERSBURG | AK | 99833-2070 |
| ACUNA JOSE JESUS | | PO BOX 2086 | PETERSBURG | AK | 99833-2086 |
| AGNER JESSE A | AGNER MARGARET H | PO BOX 565 | PETERSBURG | AK | 99833-0565 |
| ALASKA LAND COMPANY | | 2500 VISCOUNT WAY | RICHMOND | BC | V6V 1N1 |
| ALASKA STATE OF | | 550 W 7TH AVE STE 1050A | ANCHORAGE | AK | 99501-3579 |
| AMANEGER ELIZABETH | | PO BOX 215 | PETERSBURG | AK | 99833-0215 |
| ANDERSON AMY E | | PO BOX 1781 | PETERSBURG | AK | 99833-1781 |
| ARMIN NORMAN | ARMIN MERY | PO BOX 1876 | PETERSBURG | AK | 99833-1876 |
| BERTAGNOLI JOE | | PO BOX 481 | PETERSBURG | AK | 99833-0481 |
| BOJORQUE-FELIX RICARDO | | PO BOX 2011 | PETERSBURG | AK | 99833-2011 |
| BRADFORD AARON | BRADFORD JANET | PO BOX 1103 | PETERSBURG | AK | 99833-1103 |
| BRAUN RICK G | | PO BOX 221 | PETERSBURG | AK | 99833-0221 |
| BURRELL SIGMUND BURRELL AMBRE | | PO BOX 2070 | PETERSBURG | AK | 99833-2070 |
| CANGIALOSI SALVATORE A | | PO BOX 1434 | PETERSBURG | AK | 99833-1434 |
| CARNES SHANE | PHILLIPS DEANNA | PO BOX 1573 | PETERSBURG | AK | 99833-1573 |
| CHITENDEN TIMOTHY R | | PO BOX 1774 | PETERSBURG | AK | 99833-1774 |
| CISNEY JOE ALLEN | CISNEY JENNIFER MAE | PO BOX 349 | PETERSBURG | AK | 99833-0349 |
| CLARK KEVIN | | PO BOX 1256 | NOME | AK | 99762-1256 |
| CONN JOSHUA H | CONN HEATHER | PO BOX 593 | PETERSBURG | AK | 99833-0593 |
| CONNOR WILLIAM H JR | | PO BOX 1124 | PETERSBURG | AK | 99833-1124 |
| COOK MELINDA | | PO BOX 1852 | PETERSBURG | AK | 99833-1852 |
| COTTA CARSSA R | | PO BOX 635 | PETERSBURG | AK | 99833-0635 |
| CUMMINGS ROBIN | CUMMINGS JOYCE | PO BOX 1754 | PETERSBURG | AK | 99833-1754 |
| CURTS DYLAN | | PO BOX 2065 | PETERSBURG | AK | 99833-2065 |
| DAVIS KELLY | | PO BOX 311 | PETERSBURG | AK | 99833-0311 |
| DIAMANTE GIFT SHOPPE INC | | PO BOX 1029 | PETERSBURG | AK | 99833-1029 |
| EC PHILLIPS AND SONS INC | | 2500 VISCOUNT WAY | RICHMOND | BC | V6V 1N1 |
| EGEN KADDY | | PO BOX 1644 | PETERSBURG | AK | 99833-1644 |
| ELLIS MARY ANNE | | PO BOX 472 | PETERSBURG | AK | 99833-0472 |
| ENGLISH JAMES B | ENGELL JILL E | PO BOX 730 | PETERSBURG | AK | 99833-0730 |
| ENRIQUETZ JORGE A | ENRIQUETZ MINDY J | PO BOX 1132 | PETERSBURG | AK | 99833-1132 |
| FALTER TERRY | FALTER TERRI | PO BOX 1868 | PETERSBURG | AK | 99833-1868 |
| FRANKLIN CLAYTON S | | PO BOX 62 | PETERSBURG | AK | 99833-0062 |
| FRANKLIN KYLE O | FRANKLIN VIKKI | PO BOX 62 | PETERSBURG | AK | 99833-0062 |
| FRENTZ STEPHEN | FRENTZ MELANIE | PO BOX 66 | PETERSBURG | AK | 99833-0066 |
| FRIEND REX | FRIEND CHERI | PO BOX 1225 | PETERSBURG | AK | 99833-1225 |
| GARD TIMOTHY | GARD LISA | 21700 WILDFLOWER DR | NEWBERG | OR | 97132 |
| GOOD INVESTMENTS LLC | | PO BOX 818 | PETERSBURG | AK | 99833-0818 |
| GRANBERG LOREEN | | PO BOX 2002 | PETERSBURG | AK | 99833-2002 |
| HAMMER KACEY | | PO BOX 97 | PETERSBURG | AK | 99833-0097 |
| HASBROUCK MIKA JERE | | PO BOX 1902 | PETERSBURG | AK | 99833-1902 |
| HELMS DAVID | HELMS ALEXANDREA | PO BOX 2194 | PETERSBURG | AK | 99833-2194 |
| HERMOSA HOLDINGS LLC | | PO BOX 1393 | PETERSBURG | AK | 99833-1393 |
| HESS COURTNEY N | HESS REX | PO BOX 1332 | PETERSBURG | AK | 99833-1332 |
| HOLMGRAIN RANDAL E | HOLMGRAIN SARAH | PO BOX 1975 | PETERSBURG | AK | 99833-1975 |
| JONES KENNETH JOHN LORGEN MARIE H | THE LORGEN-JONES LIVING TRUST | 311 MATS VIEW RD | PORT LUDLOW | WA | 98365 |
| KANDOLL BRIAN | KANDOLL CAROL | PO BOX 1363 | PETERSBURG | AK | 99833-1363 |
| KLUDD-PAINTER JONATHAN T | KLUDD-PAINTER ERICA L | PO BOX 1972 | PETERSBURG | AK | 99833-1972 |
| LENZ TORE | | PO BOX 1073 | PETERSBURG | AK | 99833-1073 |
| LITSHHEIM PETER | LITSHHEIM THERESA | PO BOX 856 | PETERSBURG | AK | 99833-0856 |
| LUHR JASON | LUHR STACY | PO BOX 1663 | PETERSBURG | AK | 99833-1663 |
| LYNN CYNTHIA E | | PO BOX 1758 | PETERSBURG | AK | 99833-1758 |
| LYONS HEIDI PERSCHON LIV | ONEIL HEATHER | PO BOX 527 | PETERSBURG | AK | 99833-0527 |
| LYONS JACK C | LYONS HEIDI | PO BOX 527 | PETERSBURG | AK | 99833-0527 |
| M&K SCHWARTZ AK TRUST | | PO BOX 434 | PETERSBURG | AK | 99833-0434 |
| MAIM KEVIN | | PO BOX 1704 | PETERSBURG | AK | 99833-1704 |
| MARPERN SAMANTHA | | PO BOX 178 | AK | 99833-0178 | |
| MARSH KURT | MARSH DONNA | PO BOX 1421 | PETERSBURG | AK | 99833-1421 |
| MARTIN BROCK F | WEBB SUZANNE M | PO BOX 1398 | PETERSBURG | AK | 99833-1398 |
| MARTIN MARIA F | | PO BOX 646 | PETERSBURG | AK | 99833-0646 |
| MATTINGLY DARBY | MATTINGLY NICHOLE | PO BOX 783 | PETERSBURG | AK | 99833-0783 |
| MCCAY ASHON | MCCAY NATALIE | PO BOX 2001 | PETERSBURG | AK | 99833-2001 |
| MORAN TONY | | PO BOX 1191 | PETERSBURG | AK | 99833-1191 |
| MORRILL DANIEL | MORRILL ELLEN | 112 BLACK POWDER RD | FOLSOM | CA | 95630 |
| MORRIS CHRISTINA | | 709 95TH DR SE | LAKE STEVENS | WA | 98258-3929 |
| MOULTON WILLIAM T | MOULTON PATRICIA | PO BOX 456 | PETERSBURG | AK | 99833-0456 |
| MURDOCK WILLIAM CHARLES | MURDOCK EILEEN ROSE | PO BOX 850 | PETERSBURG | AK | 99833-0850 |
| NEIDIFFER JUSTIN | | PO BOX 1763 | PETERSBURG | AK | 99833-1763 |
| NEIDIFFER KIMBERLY | | PO BOX 1913 | PETERSBURG | AK | 99833-1913 |
| NELSON ALIJEHP T | NELSON KAREN G | PO BOX 731 | PETERSBURG | AK | 99833-0731 |
| NEWMAN LUCAS | NEWMAN TANGI | PO BOX 476 | PETERSBURG | AK | 99833-0476 |
| NEWMAN SCOTT D | NEWMAN CYNTHIA | PO BOX 1348 | PETERSBURG | AK | 99833-1348 |
| NEWPORT RACHEL M | | PO BOX 1211 | PETERSBURG | AK | 99833-1211 |
| NORHEIM LADD | NORHEIM BRENDA | PO BOX 935 | PETERSBURG | AK | 99833-0935 |
| NORHEIM LADD | NUSSBAUMER ALVIN | PO BOX 994 | PETERSBURG | AK | 99833-0994 |
| ONEIL DENNIS | ONEIL HEATHER | PO BOX 1083 | PETERSBURG | AK | 99833-1083 |
| O'NEAR LARRY | O'NEAR KATHY | PO BOX 115 | PETERSBURG | AK | 99833-0115 |
| O'SOUP DERRICK G | O'SOUP KELLY N | PO BOX 1994 | PETERSBURG | AK | 99833-1994 |
| PARKER SAMMY | NEWTON LEEROY | PO BOX 1364 | PETERSBURG | AK | 99833-1364 |
| PERRY DONALD E | PERRY LYNNE M | PO BOX 1566 | PETERSBURG | AK | 99833-1566 |
| PERRY JADEN | | PO BOX 891 | PETERSBURG | AK | 99833-0891 |
| PERSCHON LIV M | | PO BOX 128 | PETERSBURG | AK | 99833-0128 |
| PETERSBURG BIBLE CHURCH | | PO BOX 704 | PETERSBURG | AK | 99833-0704 |
| PETERSEN KARI ANN | | PO BOX 2044 | PETERSBURG | AK | 99833-2044 |
| PETERSON RAYMOND G | PETERSON ELIZABETH K | PO BOX 1491 | PETERSBURG | AK | 99833-1491 |
| PETRO 49 INC | HARBOR ENTERPRISES INC | PO BOX 389 | SEWARD | AK | 99664 |
| PHILLIPS AARON L | | PO BOX 624 | PETERSBURG | AK | 99833-0624 |
| PHILLIPS JEANETTE | | PO BOX 386 | PETERSBURG | AK | 99833-0386 |
| PITON AND RUDDER SERVICE INC | | PO BOX 1308 | PETERSBURG | AK | 99833-1308 |
| PLEW EVA R | SALOMONE PAUL | PO BOX 413 | PETERSBURG | AK | 99833-0413 |
| POOL JEFFREY | | PO BOX 1715 | PETERSBURG | AK | 99833-1715 |
| RADFORD GENESIS & MARTINEZ-MACIAS | ALBERTO GREGORIO | PO BOX 2062 | PETERSBURG | AK | 99833-2062 |
| RENO SEAIRA | SCHONBERG FRANZ | PO BOX 1434 | PETERSBURG | AK | 99833-1434 |
| RIBICH ELI | RIBICH GAIL | PO BOX 110 | PETERSBURG | AK | 99833-0110 |
| ROBERTS MARK S | WHITE-ROBERTS LORI | PO BOX 246 | PETERSBURG | AK | 99833-0246 |
| ROSEL CHARLES M | ROSEL SALLY A | PO BOX 201 | PETERSBURG | AK | 99833-0201 |
| ROSSVOLD ANDRES O | | PO BOX 1993 | PETERSBURG | AK | 99833-1993 |
| ROUNDTREE DEAN & ELENA | ROUNDTREE ARIEL M | PO BOX 454 | PETERSBURG | AK | 99833-0454 |
| ROUNDTREE KYLE | | PO BOX 1497 | PETERSBURG | AK | 99833-1497 |
| RPM HOLDINGS INC | | PO BOX 918 | PETERSBURG | AK | 99833-0918 |
| SAKAMOTO DIANNA | QUEZON ALVIN | PO BOX 1668 | PETERSBURG | AK | 99833-1668 |
| SCHWARTZ JAMES | SCHWARTZ LESLIE | PO BOX 1506 | PETERSBURG | AK | 99833-1506 |
| SHAY SETH | SHAY KATIE | PO BOX 1986 | PETERSBURG | AK | 99833-1986 |
| SHEK GEORGE | | PO BOX 334 | PETERSBURG | AK | 99833-0334 |
| SLAVEN JACOB | | PO BOX 973 | PETERSBURG | AK | 99833-0973 |
| SLAVEN KILLIAN | | PO BOX 582 | PETERSBURG | AK | 99833-0582 |
| STEUER NORIE | STEUER GERALD M JR | PO BOX 102 | PETERSBURG | AK | 99833-0102 |
| STROMDAHL JAMES | STROMDAHL MARY | PO BOX 1326 | PETERSBURG | AK | 99833-1326 |
| TAMGATALDO STACIE LM | | 408 NE 153RD ST | SHONELINE | WA | 98555 |
| THE MILL INC | | PO BOX 790 | PETERSBURG | AK | 99833-0790 |
| THOMASSEN SCOTT | RRT TRUST / SPECIAL NEEDS TRUST | PO BOX 152 | PETERSBURG | AK | 99833-0152 |
| TIDWELL JARED | | PO BOX 496 | PETERSBURG | AK | 99833-0496 |
| TONKA SEAFOODS | | PO BOX 1420 | PETERSBURG | AK | 99833-1420 |
| TUCKER EMIL K | CHRISTENSEN CARIN L | PO BOX 1785 | PETERSBURG | AK | 99833-1785 |
| VICK THERESA | VICK DAN | PO BOX 1271 | PETERSBURG | AK | 99833-1271 |
| VOLK ROBERT D | VOLK ANNE | PO BOX 576 | PETERSBURG | AK | 99833-0576 |
| WALLEN LISA J | | PO BOX 1668 | PETERSBURG | AK | 99833-1668 |
| WOOD GEORGE | WOOD SUSAN | PO BOX 902 | PETERSBURG | AK | 99833-0902 |
| WORHATCH ERICA | | PO BOX 986 | PETERSBURG | AK | 99833-0986 |
| YOUNG ELROY L & ALICE H | | PO BOX 2100 | PETERSBURG | AK | 99833-2100 |
| REGULA RANDY R & REBECCA A | | PO BOX 1687 | PETERSBURG | AK | 99833-2100 |
| YUEN THAN | | PO BOX 1133 | PETERSBURG | AK | 99833-1133 |

Debra Thompson

From: Eloise <oleandel1970@gmail.com>
Sent: Wednesday, October 2, 2024 8:17 PM
To: Assembly
Subject: Ref: Rock n Road/Affordable Housing

We are in support of Rock n Roads plan for affordable housing for Petersburg.
We encourage the assembly to pass their plan.

Thank you,
David and Eloise Whitethorn

Debra Thompson

From: Kaitlin Willis <kaitlinwillis8@gmail.com>
Sent: Thursday, October 3, 2024 12:05 PM
To: Assembly
Subject: Housing

Petersburg is in DESPERATE need of affordable housing. Instead of spending millions on studies help Skylark Park and the Burrell's make this happen!

10/3/2024

Dear Assembly members,

This letter is in regards to the Affordable Housing Project that is being handled by Rockin Road Construction. I believe this investment of land would be a great deed/assets to Petersburg. When I moved back to town in 2021 it was extremely hard to find an affordable place to live. We have so many jobs that need to be filled by qualified personal and we can't fill those spots due to the fact there is basically nowhere to live affordably. We also would benefit from all the families that are wanting to move to town and live in a safer community and bring more workers to town. I strongly support Rockin Roads plans and investments for our town.

Best regards,

Chrystine Lynn

Volunteer of EMS, SAR & Fire

Terminal Agent Alaska Ferry DOT

Debra Thompson

From: Carrie Martinsen <carrie@tongassbotanicals.com>
Sent: Saturday, October 5, 2024 8:46 AM
To: Assembly
Subject: Skylark

Dear Assembly Members,

I am writing this letter in support of Skylark LLC's permit for development of land for affordable housing in Petersburg.

Carrie Martinsen

Tongass Botanicals & Soils
Petersburg, AK 99833
(907)518-1490

Debra Thompson

From: Tim Kivisto <timkivisto@icloud.com>
Sent: Saturday, October 5, 2024 3:05 PM
To: Assembly
Subject: Housing

I personally believe that Petersburg is in *SERIOUS* need of affordable living situations. How about instead of you spending millions on studies, you can help Skylark Park and the Burrell's make this happen to benefit the community.

Sent from my iPhone

Debra Thompson

From: Emma Edson <emmajo.edson@gmail.com>
Sent: Sunday, October 6, 2024 4:06 PM
To: Assembly
Subject: Letter of Support - Skylark Park
Attachments: Skylark Park - Letter.pdf

Please find attached letter of support for tomorrow's agenda.

Best,
Emma Edson
907-371-9927

Debra Thompson

From: Sarah Fine <sarahfine90@gmail.com>
Sent: Sunday, October 6, 2024 4:38 PM
To: Assembly
Cc: ambre@rocknroadak.com; Liz Cabrera; Debra Thompson; Stephen Giesbrecht
Subject: In Favor of Skylark Moving Forward & Going to Public Hearing Before Planning Commission
Attachments: 09.21.2023 pilot article skylark.pdf; 10.12.2023 pilot article skylark.pdf; 10.19.2023 pilot article skylark.pdf; 11.09.2023 pilot article skylark.pdf; 02.22.2024 pilot article code change.pdf; 03.28.2024 pilot article code change.pdf

Dear Assembly:

I'm writing in my capacity as PEDC board member to voice my support of the Skylark 2 development advancing to public hearing before the Planning Commission. Development of new and affordable housing is critical and fundamental for Petersburg's economic development and preparation for the future.

The Skylark 2 attainable housing project has successfully gone through various code changes and public hearings before both the assembly and the planning commission on many issues including manufactured homes and planned neighborhood route connecting to Odin Street. For background research, see the attached Petersburg Pilot articles from fall 2023 and spring 2024, as well as the following links to meeting minutes/video from the Planning Commission and from the Assembly also from fall of 2023 and spring of 2024:

Rezoning to Single Family Manufactured Home:

1. [September 12, 2023 Planning Commission Meeting Minutes](#)
 - o [September 12, 2023 Planning Commission Video](#)
2. [October 9, 2023 Assembly Meeting Minutes](#)
 - o [October 9, 2023 Assembly Meeting Video](#)
3. [October 16, 2023 Assembly Meeting Minutes](#)
 - o [October 16, 2023 Assembly Meeting Video](#)

Skylark II Direct Sale Authorized at Assessed Value

1. [October 10, 2023 Planning Commission Meeting Minutes](#)
 - o [October 10, 2023 Planning Commission Meeting Video](#)
2. [November 6, 2023 Assembly Meeting Minutes](#)
 - o [November 6, 2023 Assembly Meeting Video](#)

Code Change to Allow Under Assessed Value for Public Benefit Purpose

1. [February 5, 2024 Assembly Meeting Minutes](#)
 - o [February 5, 2024 Assembly Meeting Video](#)
2. [March 4, 2024 Assembly Meeting Minutes](#)

- o [March 4, 2024 Assembly Meeting Video](#)
- 3. [March 18, 2024 Meeting Minutes](#)
- o [March 18, 2024 Assembly Meeting Video](#)

Petersburg Code 16.12.030 passed in three readings in spring 2024. The Assembly may now authorize land purchases *under* assessed value where there is a *public benefit*. With this new code in place, Skylark 2 has come before the assembly again.

I was pleased to see that in this most recent Skylark 2 public benefit application, the proposal is not for floating roads, but for a road over utilities down to hardpan:

"Roadways will be 30' wide. Utilities will be dug to hardpan and roads will go over 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."

This time, the question before the Assembly is: is it in the public benefit for the Borough to trade land for roads and utilities, when the roads will include utilities dug to hardpan to every lot? I say yes.

I say yes, because making good roads with utilities is fundamental to our town creating much-needed housing. We have heard again and again that making roads with utilities is not something that the Borough can affordably do--but it is something that a local business like Rock N Road can affordably do, but **only in partnership** with the Borough.

This project will truly be in the public benefit. [The Borough paid for a housing survey that said we need 316 houses by 2033](#). The only way we get to that, is not building one house at a time, but by building one neighborhood at a time. With the Borough and local business working together, we can affordably develop the housing we desperately need.

Sincerely yours,
Sarah Fine-Walsh
Petersburg Economic Development Council Board Member

Debra Thompson

From: Marsha Sandhofer <tmsand93@gmail.com>
Sent: Sunday, October 6, 2024 6:15 PM
To: Assembly
Subject: Skylark Park, LLC Land Purchase Application for a Public Benefit Purpose

I am writing in support of Skylark Park LLC's application to purchase land to build a subdivision in Petersburg. I sympathize with those who oppose the idea due to the "not in my backyard" issue, but we will never get anywhere in overcoming the housing crisis in Petersburg if we allow that kind of thinking to prevent further development of affordable housing options. I think the proposed location is a good one. It is not taking up valuable waterfront. It is not taking up valuable industrial lots. It is near an existing residential area so things like bus routes, snow plowing, etc are already established in that area.

Please vote to refer this request to the Planning Commission so they can do the job we have elected them to do and so that the public has more chance to show their support.

Thank you,

Marsha Sandhofer

Resident of Petersburg for 46 years

Debra Thompson

From: Tore Lenz <tkwl9031@gmail.com>
Sent: Sunday, October 6, 2024 7:50 PM
To: Assembly

Petersburg Bc

Petersbu

Dear Petersburg Assembly,

I am writing in support of the Burrell's mission to provide affordable housing to the residents of Petersburg, AK through Skylark Park.

It would be a great addition to our community to add affordable and available home/prc

Sincerely,

Tore Lenz

Tkwl9031@gmail.com

Debra Thompson

From: Heather Conn <mother.conn@gmail.com>
Sent: Sunday, October 6, 2024 8:02 PM
To: Assembly
Subject: Skylark Park, LLC Land Purchase Application for a Public Benefit Purpose

Good Evening,

I hope to encourage the assembly to move in favor of the Burrell's idea to expand housing in Petersburg. I worry that without affordable housing we will not be able to attract families who want to build their home here. By providing affordable housing we can begin to ensure the future of Petersburg.

~Heather Conn

Debra Thompson

From: Donald Sperl <donaldsperl@gmail.com>
Sent: Sunday, October 6, 2024 9:08 PM
To: Assembly
Subject: To the PSG assembly:

To the PSG assembly:

As a builder in Petersburg for over 25 years... please consider the following:

Recent spikes in costs for materials, services, shipping, and property has been difficult for residents . After several recent personal building projects and dozens of conversations with folks that WANT to build, it's obvious we can't change all of these factors.

What CAN change, is to streamline buying/ developing lots that can be made build -ready.

At the lowest price possible.

Offering smaller parcels (which means lower price), definitely will make this easier.

The borough has provided some great small-home plans....

But Right now, because of zoning or covenant provisions, there are very few properties that could accommodate these!

We have heard lots of "ideas "

Lately of how to solve the housing crisis. This is putting an idea into reality.

The Burrell's plans for the skylark development is exactly what new home builders with a specific budget are looking for.

Please consider offering this at the lowest possible cost and with the least hoops to jump through.

Thank you,

—Donald Sperl

Donald Sperl

Debra Thompson

From: fvlaurier@gci.net
Sent: Monday, October 7, 2024 8:01 AM
To: Assembly
Subject: Skylark LLC property purchase

Assembly Members,

Petersburg has a affordable housing crisis, and Skylark, LLC, has attempted numerous times to move this project forward to help with that issue. They have met unnecessary roadblocks each time. What they purpose puts more homes and property on the local tax roles, mostly at their own expense. We ask the assembly members to move this forward with a REASONABLE price tag on the property in question. Assessing the value of the property has to be fair, the original price on property was way too high for a piece of " prime Alaskan muskeg" that most likely will never be developed otherwise. And now, with the crazy inflated prices going on in our borough, if have it assessed again now, it will be even higher!! I believe the assembly members should put forth a reasonable cost for the property, not have it assessed ...again. Also, I don't understand sending it back to planning and zoning, when they have approved this project and sent it on to the assembly. Please stop "jerking" these people around!

We have an interest in this project moving forward, Steve and I plan, at some point, for the need to move to town from Point Agassiz when we might need to. We'd like to build a small home in town to use when visiting friends and family in town and eventually we would move into it full time. At this point, we cannot afford to build in town, let alone move to town. Prices on property and homes has gone way over the price that we could afford.

Thank you for your time, Steve and Kris Thynes

Debra Thompson

From: Jimmy Martinsen <jimmy@tamico.net>
Sent: Monday, October 7, 2024 8:20 AM
To: Assembly
Subject: Skylark Subdivision

To All

I am in support of the Skylark Subdivision plan for several reasons.

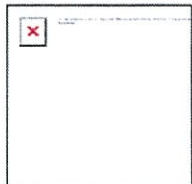
-Petersburg needs more affordable housing options to give younger and future generations the ability to live in their hometown.

-Not only do I support this plan, but the Borough should be incentivizing these types of projects to ensure that they are completed and successful

-If we do not take steps to lower costs for year round residents this town will be no longer be what it has always been, a hard working industrial minded community. Enough of the selling out to influences that will further handicap the industries of the Region.

--

Jimmy Martinsen
PO Box 1708
Petersburg, AK 99833
907-340-6494



Debra Thompson

From: Mike File <mcfile195@gmail.com>
Sent: Monday, October 7, 2024 10:14 AM
To: Assembly
Subject: Fwd: skylark land purchase

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

From: Mike File <mcfile195@gmail.com>
Date: Mon, Oct 7, 2024 at 10:09 AM
Subject: skylark land purchase
To: Cheryl H File <cheryl@aptalaska.net>

October 7.2024

Petersburg Borough assembly:

We are writing in support of the Skylark Park LLC to purchase Borough land for a reasonable/realistic value.

Let's use this as an opportunity to open up some housing for folks and add some revenue to the borough now and in the long term.

There isn't an arguable reason not to approve this when so many people have been shouting about a housing crises in Petersburg.

Thank you for your support,
Mike and Cheryl File

October 21, 2024

To: The Citizens of the Petersburg Borough, Petersburg Borough Planning Commission, and The Petersburg Borough Assembly

Re: Skylark Park LLC Land Disposal Application

DT: October 23, 2024

I have owned the home in which I reside at 1101 Odin Street since 2016. My home sits directly where Westly and Odin streets intersect and at the entrance to the proposed new Skylark Subdivision. I have several questions, comments, and concerns with this project.

Last year I attended the Borough's Planning and Zoning meeting where this proposed project was first introduced. I learned several things about this project, and with learning more, and in considering the impacts of the project, I have even more questions.

Firstly, to the many people who will jump on board to support this proposal without taking the time to learn the black-and-white facts: This is NOT an affordable housing program; it is a for-profit proposal that would provide a new housing opportunity in Petersburg that would be subsidized by the Borough residents in the form of a discounted sale price of Borough property.

Secondly, this proposal continuously mentions "Petersburg desperately needs affordable housing," which it does, but there is no definition included as to what "affordable" means within this project and nothing about who will get to buy these lots and homes and if there will be stipulations as to owner occupancy etc.

As this project has evolved, there have been changes to the initial proposal.

Had I not come to town to attend last year's Planning Commission meeting it's likely that the Single Family Residential (SFR) lots surrounding my SFR home would have been rezoned to be reduced in size and would have allowed for manufactured homes, greatly affecting the value of my home and the properties adjacent. The rest of the Severson Subdivision residents whose homes are adjacent to this project were subsequently given a buffer or green belt to delineate the two differing developments. I'm presuming that due to location

mine was not, which is a problem. My existing home will be the most impacted by this project.

With 36 homes added to this new road beside my house, with at least two cars per household, traffic would increase immeasurably. Having Westly and Odin be the only and/or primary access point to the new Skylark Subdivision would not be safe, as the volume of traffic would be too much through a single-family residential neighborhood with its undeniable safety hazards. In addition, it would simply void the quality of the existing single-family residential neighborhood which the application states they want to ensure.

The Borough is already challenged to maintain the sidewalk on Westly so that it is walkable, and it's doubtful they will maintain it further to accommodate the increased wear-and-tear and the policing of chronic speeders and corner cutters. Odin and Westly see dozens of dog walkers, bicyclists, baby carriages, and school bus riders daily. (I'm very aware of the traffic patterns as my home office overlooks the existing intersection.)

To further my point that having Westly and Odin be the only, or primary, access point to dozens of additional homes is not acceptable: The applicants already own a road through their Skylark Park that directly accesses the proposed new subdivision, so it is not clear why it is so important to change the peaceful and safe environment of the current Severson Subdivision to accommodate the new project over already-established, tax-paying home and property owners. It certainly would not ensure the quality of the SFR neighborhood.

Also, last year it was initially proposed that Skylark LLC would build the new road and then hand it over to the Borough to maintain. That language is no longer in the application. However, I do notice that the road-building plan is vague and is not to Borough Specs (which I have enclosed for your reference). In addition to everything else, as a taxpayer, I do not support the Borough assuming responsibility for any infrastructure that is not built to spec ensuring its quality and integrity. All this needs to be addressed before this application goes any farther, especially considering the request for a discounted sale price on the property, a discount that is not offered to the general public.

The Petersburg Borough taxpayers are already footing expenses on multiple Borough assets that are in disrepair (from buildings to other roads, along with the projects just approved for bonding in our recent election"). We cannot accept responsibility for anymore infrastructure that does not meet the Borough's

specs; it simply doesn't add to the affordability of homes when taxpayers are then burdened with unnecessary maintenance costs.

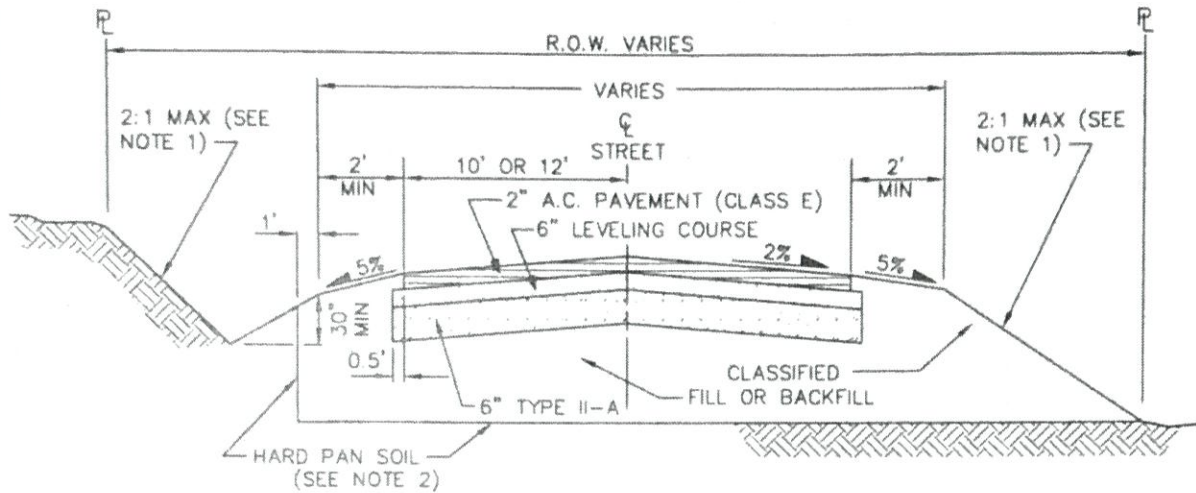
I'm also troubled that a lot of people seem to be misinformed by this project and don't know what questions they should be asking and/or don't realize that this venture will come at a cost to some. However, most won't because no one wants to shed a negative light on themselves in a small town no matter their concerns or reservations.

Lastly, the tract of land where the proposed new road will begin is quite small. The little arial picture included in the application is misleading. I know of only one Borough Assembly member who has walked the property markers to get a true sense of how congested this roadway in a SFR neighborhood would be to give access to a new 30+ home subdivision. The road that is currently platted was never intended to go farther than the existing SFR neighborhood.

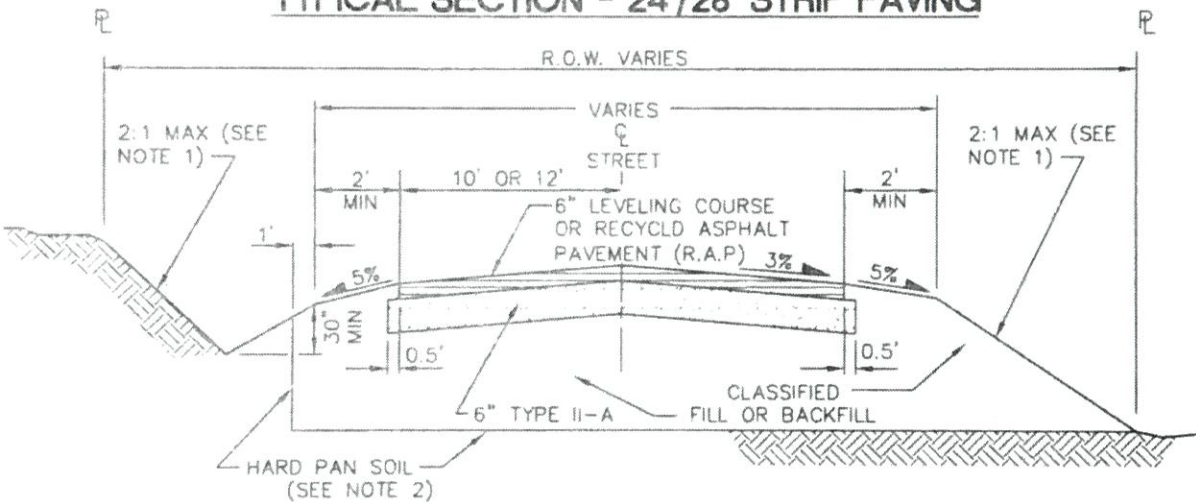
In summary, this proposal does not ensure the quality of neighborhoods, and this "Affordable Housing" proposal should not come at the cost of established homeowners.

I do support private development, and I believe in the importance of affordable home ownership. I'm a regular working mom who has spent more than 10 of the past 17 years at sea with the ferry system to afford my home. I simply want to retain what I've invested in. We need to find a better way to make housing more available to Petersburg residents.

Mika Cline
1101 Odin Street
Petersburg
(907) 957-2950



TYPICAL SECTION - 24'/28' STRIP PAVING



TYPICAL SECTION - 24'/28' R.A.P./GRAVEL STREET

NOTES:

1. PLACE OR REMOVE AND GRADE MATERIAL IN A NEAT MANNER FROM EXCAVATION LIMITS TO EXISTING ELEVATION AT PROPERTY LINE OR AS DIRECTED BY THE ENGINEER. (MAXIMUM 2:1 CUT AND FILL SLOPES)
2. ENGINEER WILL DETERMINE THE DEPTH OF EXCAVATION.
3. UNLESS OTHERWISE APPROVED, THE CENTERLINE OF STREET SHALL BE THE CENTERLINE OF R.O.W.



SCALE:
NTS
APPROVED
REVISED:
4/12

**TYPICAL SECTIONS
24'/28' STRIP PAVED AND
R.A.P./GRAVEL STREETS**

SECTION #
DIV 20
DETAIL #
20-1

From: [Ambre Burrell](#)
To: [Anna Caulum](#)
Subject: Planning and Zoning Commission
Date: Tuesday, November 12, 2024 9:02:44 AM

Dear Planning and Zoning Committee,

We are back with our affordable housing project and nothing has changed since we were last here. I hope that you will unanimously pass the application this time also.

Best,

Ambre Burrell
Rock-N-Road Construction, Inc
P. 907.772.3308
F. 907.772.2268

