

Ms. Heather O'Neil  
PO Box 1083  
Petersburg, AK 99833

Nov. 14, 2024

Dear Mayor Jensen and Petersburg Borough Assembly:

I am Heather O'Neil and I am writing to you concerning the Skylark Park, LLC proposal to buy Borough Land. I am on the Planning Commission but am only representing myself and my opinion in this letter.

I strongly feel that before putting the road where they propose, they should try and use the already platted one. Looking at the images available to me I can see that cutting across Lot 2 as they propose does not look any more doable than the current ROW next to it. Please see exhibits A and B.

At our November 12 Planning Commission Meeting they suggested vacating the current ROW. Once vacated the adjacent land owners are allowed to acquire the land. That is a lot of land that once again is only being made available to Skylark Park, LLC. I believe it should be the route used and left to accommodate the borough owned lots next to it as well. Perhaps a park or some other Public Use could be a good use of these Borough properties. Please look at Exhibit C and see just how much land we are talking about.

My other question is about Ordinance 18.16.030 – Public Improvements required:

“No lot, tract or parcel within any major subdivision or part of any other plat requiring improvements may be conveyed until served by road, electricity and where assessable municipal water and sewer, and such improvements have been inspected, approved and accepted for maintenance by the city. This restriction shall appear on any such plat to be approved for recording.”

That reads to me like any roads put in by Skylark Park, LLC would have to be to Borough specs and standards; and done before any lots are sold.

Also, at the November 12 meeting several people testified that they are very worried about the volume of traffic this will create on Odin St. and Westley and have requested some sort of egress from GL21 onto Skylark Way to lighted some of it. Skylark Way is a private road owned by Skylark Park, LLC. If they created an easement to allow some traffic to flow in that direction, I think it could be their first small step towards fulfilling the Public Benefit aspect of the proposed sale.


In addition, I heard testimony that at the top of GL21 where folks want to have an egress onto Skylark Way there is no proposed cull de sac, turn around for fire trucks, ambulances and general traffic. This is brought up also in Borough Department Head comments.

After so many people saw their property assessments go up, some by a lot I hear people upset that Skylark Park LLC may be able to purchase land at a price many find insulting. They will stand to make a profit even if they do things by the book and pay a fair price for the land.

The Burrell's are very generous in our community and work hard, and Petersburg needs affordable housing done right.

There are so many details to work out if the Skylark Park, LLC is to purchase the 7 parcels of Borough Land and create their development and I have pointed to just a few. Many nonconforming parts of their plan are identified in the Nov. 12, 2024 Planning Commission Meeting Agenda submitted by Department Heads and Directors. I know that you will read them carefully.

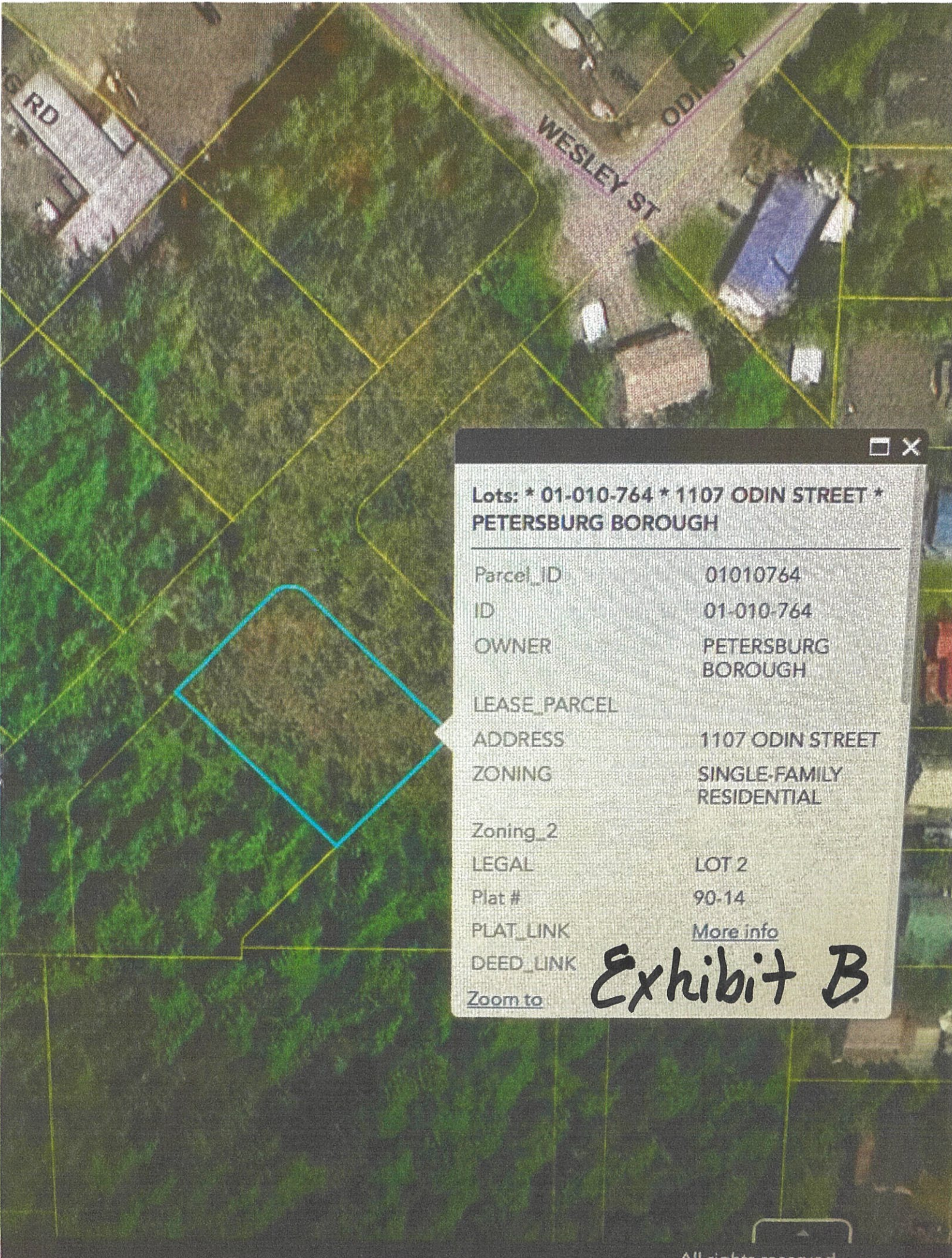
Thank you for your time,

A handwritten signature in cursive script that reads "Heather O'Neil". The signature is written in black ink and is positioned below the text "Thank you for your time,".

Ms. Heather O'Neil



Exhibit A



**Lots: \* 01-010-764 \* 1107 ODIN STREET \* PETERSBURG BOROUGH**

Parcel_ID	01010764
ID	01-010-764
OWNER	PETERSBURG BOROUGH
LEASE_PARCEL	
ADDRESS	1107 ODIN STREET
ZONING	SINGLE-FAMILY RESIDENTIAL
Zoning_2	
LEGAL	LOT 2
Plat #	90-14
PLAT_LINK	<a href="#">More info</a>
DEED_LINK	
<a href="#">Zoom to</a>	

*Exhibit B*