

Debra Thompson

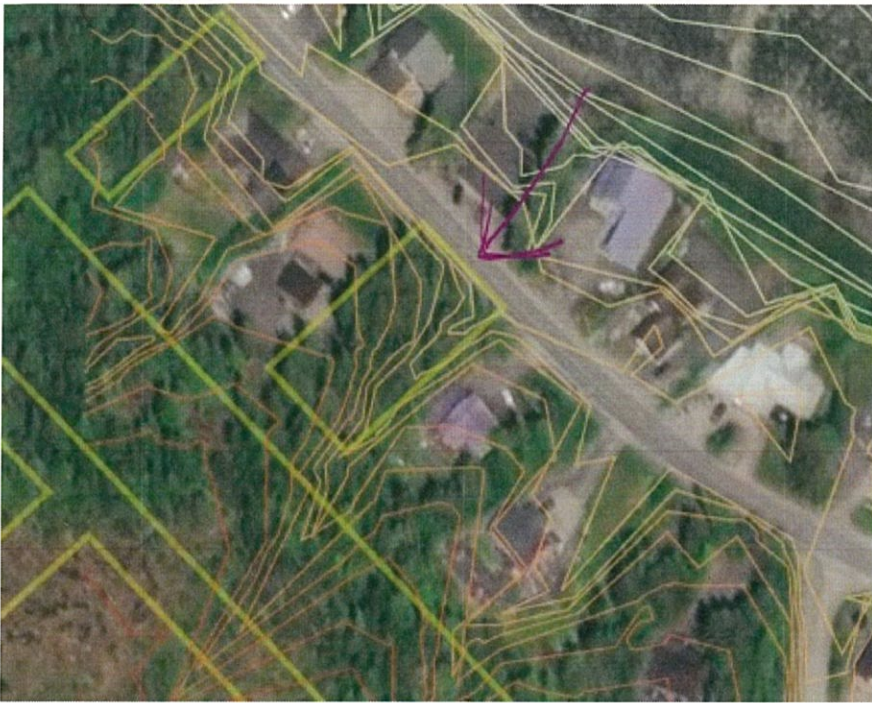
From: Leo Luczak <luczak@ak.net>
Sent: Tuesday, July 6, 2021 9:45 AM
To: Assembly; Debra Thompson
Subject: Sale of Sandy Beach Road Property

Dear Mayor Jensen and Assembly Members,

RE: 15A. Resolution #2021-09 A Resolution Authorizing the Public Sale of Parcel #01-003-521 Located at 306 Sandy Beach Road by Public Auction

I notice that the minutes of the last Planning and Zoning Commission meeting were not included in today's Assembly packet, so I would like to summarize the testimony I provided during the June 8th P&Z meeting. While the members were considering whether to recommend the sale of the property to the assembly, I made the following comments for the benefit of anyone wishing to purchase and develop the property. For the record adjacent property owners Becky Fortna is my daughter and John Fortna is my son-in-law.

I thought it was prudent to note that this parcel has been available for sale since the early 1960's. First from the State and now from the Borough. In my opinion the parcel never sold because it contains a major drainage from the upper muskeg areas to the southwest of the property. The lots on both sides of the drainage have been filled and this funnels the drainage onto the parcel. This drainage flows through the parcel and crosses Sandy Beach Road in a substantial culvert (approximately in the location of the red arrow). In my experience a Corps of Engineers 404 permit would be required to develop the property, and this could be difficult to obtain with the drainage issue. When I last checked during the recent sunny weather the creek still had water flowing through the culvert, and during our usual periods of rain I would expect a heavy flow through this parcel.



I wanted to share this information with any prospective buyers as developing the lot could present serious complications due to having to deal with the drainage and permitting issues. I am told that if the parcel was to be purchased by the two adjoining property owners (Fortna and Cushing) they plan to leave the drainage undeveloped.

I was hoping this would be reflected in the P&Z minutes but since they weren't in your packet I am summarizing my comments now.

I apologize for the lateness of my comments and I thank you for your consideration.

Sincerely - Leon Luczak 901 Wrangell Avenue Petersburg