



September 18, 2023

To: Chandler Long
Senior Project Manager
Alaska Trust Land Office
1900 First Avenue, Suite 313
Ketchikan, AK 99901

The Petersburg Borough Assembly voted down accepting the dedication on the newest proposed development of the South Mitkof Subdivision. While the Assembly appreciates the further development of Trust land within the Borough, we see major future problems for both the Borough and the potential landowners that could be resolved before the lots are sold. Selling lots without a completed central access, or at least a legal requirement for a homeowner's association, or some other binding requirement to help pay for roads, will create an unreasonable burden and ill will toward the Borough in the future.

The Borough would like to work with you to avoid major future problems, including platted and developed road right-of-ways, utility easements, and appropriately sized lots to meet ADEC leach field requirements. Each lot should have road access, and the subdivision roads should be built to Borough standards and designed in a manner that is conducive for snow removal, general maintenance, and emergency service needs. The Subdivision should have at least one road outlet to Mitkof Highway, and this should be permitted and agreed upon with ADOT and built to their general road and location specifications. Main road arteries should be appropriately named.

These steps will make it possible for development to proceed in this subdivision and handle the possibility of future utility services.

Thank you again for your support in developing this land within the Petersburg Borough. We continue to have great interest in available land for building homes, and we are certain proper development will increase the sales value of this subdivision.

Respectfully,

Mark Jensen, Mayor
Petersburg Borough