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07/27/2026

Petersburg Borough Assembly
Honorable Mayor Lynn and Members of the Assembly
c/o Liz Cabrera, Director PEDC
P.O. Box 329
Petersburg, Alaska 99833

RE: Burrell Subdivision – Request to Amend Conveyance and Improvement Agreement (Skylark LLC)

Honorable Mayor Lynn and Members of the Assembly:

I am writing regarding the Conveyance and Improvement Agreement between the Petersburg Borough and Skylark Park LLC, approved by the Assembly on October 20, 2025, and incorporated into Resolution 2025-20. As the Assembly is aware, the Agreement specifies that all roads within the development must be constructed within a platted forty-foot (40') right-of-way, as set out in Paragraph 5(b)(i) of Exhibit A.

During the platting process, Skylark Park LLC has requested consideration of a reduced right-of-way width. While the Planning Commission has authority under Petersburg Municipal Code to grant variances from Borough code requirements, it does **not** have authority to modify or waive terms contained in an Assembly-approved agreement. Because the 40' platted right-of-way requirement is a contractual obligation—not merely a code standard—the Planning Commission cannot act on the requested variance unless the Assembly first authorizes an amendment to the Agreement.

Accordingly, I respectfully request that the Assembly consider an authorization which will allow the Borough Manager to execute an amendment to the Conveyance and Improvement Agreement allowing the Planning Commission to consider and, if appropriate, approve a platting variance from the 40' platted right-of-way requirement.

This amendment would not alter the public-benefit findings, development obligations, or performance requirements established by the Assembly, and would solely permit the Planning Commission to evaluate a narrower right-of-way under its existing variance authority.

If approved, the amendment will allow the platting process to proceed without conflict between Borough code, Planning Commission authority, and the terms of the Agreement.

Respectfully submitted,

Aaron T. Brown

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For,

Vector Surveying LLC

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