

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](#)

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