

Planning Commission Staff Report & Finding of Fact

Meeting Date: November 12, 2024

APPLICANT/AGENT:

Skylark Park LLC

OWNER(S), IF DIFFERENT:

Petersburg Borough

LEGAL DESCRIPTION:

Lots 1, 2, 3, 5, 6, Block A, and Lot 5A,
Block 221, Skylark II Subdivision, 90-14
Government Lot 21, Section 33, T58S,
R79E

LOT AREA:

Odin St. Lots – approx. 1.9 acres
Lot 21 – 5 acres

LOCATION:

See maps attached as Exhibit X

SURROUNDING ZONING (ODIN ST
PARCELS):

North: SFR/COMMERCIAL-1
South: SFR/SFMH/PUBLIC USE
East: SFR
West: SFR

ZONING:

Odin St: Single-Family (SFR)
Lot 21 - Open-Space Recreational (OSR)

SURROUNDING ZONING (Lot 21):

North: Single-Family Mobile Home
South: OSR
East: UNZONED
West: MOBILE HOME PARK

PID: 01-010-752, 01-010-247, 01-010-
245, 01-010-764, 01-010-766, 01-010-
430

APPLICATION SUBMISSION DATE:

August 2, 2023

I. APPLICANT REQUEST: The applicant has requested to purchase 6 borough-owned parcels for replat/subdivision for residential development at less than assessed value for a public benefit purpose.

II. APPLICABLE CODE:

16.12 ACQUISITION OR DISPOSAL OF BOROUGH PROPERTY
16.12.030(C) - DISPOSAL FOR A PUBLIC BENEFIT PURPOSE.

III. FINDINGS:

- a. Skylark Park LLC is applying to purchase borough property for a public benefit purpose.
- b. The subject property is composed of 6 parcels of borough-owned vacant land.
- c. Five lots are zoned Single-Family Residential (SF) and range in size from 14,000-20,000 sf. Gov't Lot 21 is five-acres and zoned Open-Space Recreation (OSR).
- d. The immediate surrounding area is undeveloped but there are two well established neighborhoods surrounding the parcels. The applicant owns Gov't Lot 14, which was recently rezoned to SFMH.
- e. The applicant's intent is to pursue purchase of the parcels to develop a 10+ acre major subdivision with roads and utilities.
- f. The application was reviewed by relevant borough departments and determined there was no public purpose need for the subject property.

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IV. PUBLIC NOTICE

The borough provided public notice of the hearing. Notice was mailed by first class mail to the owner of record of the property within six hundred feet of the exterior boundary of the property that is the subject of the application.

V. APPLICATION REVIEW

The application is classified as a request to purchase borough property for a public benefit purpose.

Per 16.12.030 (c), applicant must submit a conceptual plan, financial plan, and development timeline. The Planning Commission is asked to review and make a recommendation on the application to the Borough Assembly.

A. Conceptual Plan: The conceptual plan was reviewed for consistency with borough subdivision and utility codes with input from Public Works, PMP&L, and EMS.

- a. Odin St Replat: The applicant's conceptual plan indicates the Odin St area is to be replatted and a new ROW created. Applicant does not provide conceptual drawing of replat, such as the lot configuration, number and size of proposed lots. As these lots will be zoned SFR, minimum lot standards will apply, notably 8,000 sf minimum lot area and 80' road frontage. The borough should work with applicant to ensure legal access to Lot 4, Blk A and Gov't Lot 13 are maintained. The Planning Commission previously reviewed an application to purchase lots on Odin St and recommended the property remain in single-family residential zoning (SFR). The commission also initiated a rezone for Lot 4 and Gov't Lot 13, which are not requested for purchase, and recommended rezone of these two lots to Open Space – Recreation. *See Planning Commission report dated December 12, 2023, attached as Exhibit A*
- b. Government Lot 14: While not part of the land sale, GL 14 is included in the conceptual plan provided by the applicant. Portions of GL 14 have possible physical constraints that may impact the cost of development including anadromous stream¹ and special flood hazard area. *See FIRM map, attached as Exhibit B.*
 - i. Constructing housing, particularly manufactured homes, within the special flood hazard area can have a significant impact on affordability including ability to secure federally backed mortgages and/or flood insurance requirements. The flood maps are imprecise but appear to affect 4-5 proposed lots. The borough should make applicant aware of relevant code² and other requirements that may impact housing development³ on portions of this parcel.
 - ii. Lot 14 is zoned SFMH and proposed lot sizes and road frontage appear to conform with standards.
- c. Government Lot 21: GL 21 appears to be outside of the special flood hazard area. Applicant is proposing to rezone the parcel to SFMH to allow for placement of

¹ AWC 106-44-10015, 106-44-10015-2010

² PMC 18.24.080 (C) and Chapter 17.14 Floodplain Management

³For example, PMC 17.14 requires Applicant to provide base flood elevation for the floodway area. Manufactured homes placed in the floodway would need to conform with FEMA's "Manufactured Home Installation in Flood Hazard Areas".

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manufactured homes. The proposed lot sizes and road frontage in the conceptual plan appear to conform with SFMH standards for lot area (7,500 sf) and road frontage (75'). The Planning Commission previously reviewed an application to purchase GL 21 and the motion to recommend the property be rezoned to SFMH failed. The motion included a recommendation that the borough work with the developer to include language in the deed of sale and/or record a covenant for the subdivision that limits the type of dwellings to one- or two-family dwellings, manufactured homes, and limits the age of manufactured home that may be placed in the subdivision. *See Planning Commission report dated October 10, 2023, attached as Exhibit C*

- d. ROADS: The conceptual plan does not specify road development that meets borough standards. It's unclear whether the applicant intends to construct privately maintained roads or dedicate roads to the borough. It's likely that maintaining the proposed substandard roads would be more costly to the borough than maintaining borough-standard roads. This increased cost would be borne by the residents of Service Area 1. *See discussion of road standards and platting requirements attached as Exhibit D.*
- e. UTILITIES:
 - i. WATER/WASTEWATER: Applicant proposes to install water and wastewater lines to borough standard. Following preliminary plat approval, engineered plans must be submitted to and approved by the Public Works Director and ADEC prior to construction. Per code, utility services must be stubbed out to the property line of each lot. Fire hydrants to be installed per fire code.
 - ii. ELECTRIC: PMP&L will likely extend power throughout the subdivision. PMP&L will require engineered plans approved by the Utility Director prior to construction. The estimated cost to the developer is \$75,000 - \$100,000 for Phase 1 and \$35,000-\$50,000 for Phase 2.
 - iii. ON-SITE INSPECTOR: The Applicant should be made aware that borough code requires the installation to be inspected and approved by the borough and all associated costs for inspection paid by the property owner⁴.
- f. OTHER:
 - i. CORPS PERMITS: Application does not specify whether a Section 404 permit will be obtained for the entire subdivision or just development corridor. A blanket corps permit would allow property owners to develop lots without having to obtain individual approvals.

B. FINANCIAL PLAN:

- a. Applicant estimates the development costs for the project to be \$1.5 - \$1.75 million. With the addition of the electrical cost, the total would be \$1.6 to \$1.9 million. The Applicant is proposing to develop 37 manufactured home lots and 4 single-family home lots. Based on the Applicant's cost estimate + electric cost estimate, development cost per lot is \$36,600 – \$46,300. This is significantly less than estimates obtained by the borough to develop a new subdivision, which exceeded \$120,000 per lot for road and

⁴ 14.18.030 - Property owner's installation of utility extensions by contractor.

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utilities.

- b. The application does not specify a target cost for the lots. The Alaska Housing Finance Corporation (AHFC) offers financing for manufactured homes permanently attached to land, known as Type I manufactured homes, under most single-family loan programs.⁵ Type II manufactured homes are those located in mobile home parks or on land but lack a permanent foundation. While AHFC offers a financing program for Type II homes, the maximum loan amount is \$175,000, and it falls under a single program with historically higher interest rates compared to single-family loan programs. The borough requires all manufactured homes to be placed on permanent foundations. If these permanent foundations meet AHFC's guidelines for Type I manufactured homes, it could potentially qualify them for single-family loan programs with a wider selection and more competitive rates. Confirming this information and including it in the conceptual plan could be beneficial for both the Assembly and the public in understanding potential financing options for manufactured homes within the proposed subdivision.
 - c. The application does not specify whether lots will be sold individually or as packages with manufactured homes and if vacant lots sold may only be developed with a single-family dwelling and no manufactured home. While the developer will adapt to market demands, their sales strategy should be clear and communicated to the Assembly and the public.
 - d. The application does not specify the method or recipients of the lot sales. While the developer will adapt to market demands and is best suited to determine the sales process, this process should be communicated to the Assembly and the public.
- C. DEVELOPMENT TIMELINE:** Application is unclear on the timeline for development. There is no proposed timeline for the pre-development phase or initiation of construction phase. Time of construction for Phase 1 is one year. Phase II will also take one year for construction.

If Applicant intends to phase the subdivision as outlined in the development timeline, a master plan specifying the timing and sequence of development must be submitted with the preliminary plat⁶.

⁵ <https://www.ahfc.us/buy/loan-programs/manufactured-home-program>

⁶ See PMC 18.24.030 (B) 2

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VI. ACTION

Proposed motion: I move to submit the attached review of Skylark LLC's application to purchase borough-owned property for public benefit to the Borough Assembly and recommend the Borough Assembly proceed with disposal of the property.

EXHIBITS

- A. *Planning Commission report dated December 12, 2023*
- B. *FIRM map*
- C. *Planning Commission report dated October 10, 20203*
- D. *Road standards and platting*
- E. Applicant materials
- F. Vicinity & Detail Maps
- G. Public Hearing Mailout
- H. Public Comments Received

EXHIBIT A

Planning Commission Staff Report & Finding of Fact

Meeting Date: December 12, 2023

APPLICANT/AGENT:

Petersburg Borough

OWNER(S), IF DIFFERENT:

LEGAL DESCRIPTION:

Lot 4, Skylark II Subdivision, Plat# 90-14
Gov't Lot 13, T58S, R79E, Section 33

LOT AREA:

Lot 4: 22,530 Sq Ft
GL 13: 140,263 Sq Ft

LOCATION:

See attached maps

SURROUNDING ZONING (Lot 4)

North: Single Family Residential
South: Public Use
East: Single Family Residential
West: Single Family Residential

ZONING:

Lot 4 – Single-Family Residential
GL 13 – Public Use

SURROUNDING ZONING (GL 13)

North: Single Family Residential
South: Undeveloped land
East: Single Family Residential
West: Single Family Mobile Home

PID:

01-010-243
01-010-412

APPLICATION SUBMISSION DATE:

Initiated by Commission

I. APPLICANT REQUEST: The commission initiated a rezone under its own motion.

II. APPLICABLE CODES:

19.12 OPEN SPACE - RECREATIONAL
19.84 AMENDMENTS

III. FINDINGS:

- a. The commission initiated a rezone under its own motion per PMC 19.84.
- b. The subject property is composed of 2 parcels of borough-owned vacant land.
- c. Lot 4 is Single-Family Residential (SF) and approximately 22,000 sf.
- d. GL 13 is zoned Public Use and is approximately 3.22 acres. GL 13 has a deed restriction limiting the future use of the parcel to unrestricted public use and access, thereby prohibiting sale to private owners. The parcel has a 33' access easement along the north and west property lines. This easement will remain in place regardless of the zoning.
- e. The immediate surrounding area is partially developed with a well-established neighborhood adjacent to the parcels.
- f. The commission recently recommended the borough assembly approve the sale of adjacent parcels for future residential development and recommended rezone of a 5-acre parcel from Open Space to SFMH.
- g. The commission initiated these rezones to establish greenbelt buffers between an established neighborhood and proposed higher-density residential development.

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- h. For Lot 4: The 2016 comprehensive plan recommends future land use for this area be Low- Density Residential. The intended use is lower density residential, *Single family or duplex residential, option for accessory dwelling units and home-based businesses, 1-4 dwellings per acre (DUA) is most common; but allow option for densities up to 6-8 DUA.* The corresponding zoning districts are: *RR Rural Residential; SFMH Single Family Mobile Home? (add option for up to 6-8 DUA with site plan review.)*
- i. For GL 13 lot: The 2016 comprehensive plan recommends future land use for this area be Higher density residential, including attached and detached homes; option for accessory dwelling units, for home-based occupations. The corresponding zoning districts are: SF 1 Single Family 1, (SF 2 – Single Family 2 modified or eliminated), MF- Multi-Family, SFMH - Single Family Mobile Home, MHP - Mobile Home Park. However, this is inconsistent with the deed restrictions placed on the property.
- j. Rezoning these parcels to Open Space - Recreational would limit development in these parcels with principal allowed uses of Green Belts, Watersheds, Drainages. Park, Playground, and recreational activities and essential services are allowed with a conditional use permit.
- k. Chapter 7, Recreation and Tourism, of the 2016 Comprehensive Plan includes a recommendation for the borough to *...work in partnership with neighborhoods to develop and maintain neighborhood parks that serve the needs of adjacent neighborhoods. Focus efforts on higher density, lower income neighborhoods, where such facilities are particularly needed.* Among the potential actions supporting this goal is to: *consider parks or green spaces outside of downtown in areas currently lacking such facilities.*

IV. PUBLIC NOTICE

The borough provided public notice consistent with PMC 19.84.040. Notice was mailed by first class mail to the owner of record of the property within six hundred feet of the exterior boundary of the property that is the subject of the application.

V. APPLICATION REVIEW

- a. The application is classified as a request to amend the borough zoning map.
- b. Criteria – Per 19.84.030, The Planning Commission’s report to the Assembly shall include findings as to need and justification for the proposed change, including findings as to the effect which the proposed change would have on the objective of the comprehensive plan.

VI. ACTION

Proposed motion: I move to recommend to the Borough Assembly that both Lot 4, Skylark II Subdivision, Plat# 90-14 and Government Lot 13, Section 33, Township 58 South, Range 79 East, be rezoned to Open Space – Recreational.

Based on the preceding findings of fact, the Petersburg Planning Commission makes the following recommendation to the Borough Assembly:

- a. The Planning Commission initiated this rezone based on public comment and discussion during the review of an application to purchase borough property for residential development of single-family and single-family mobile homes adjacent to these parcels.

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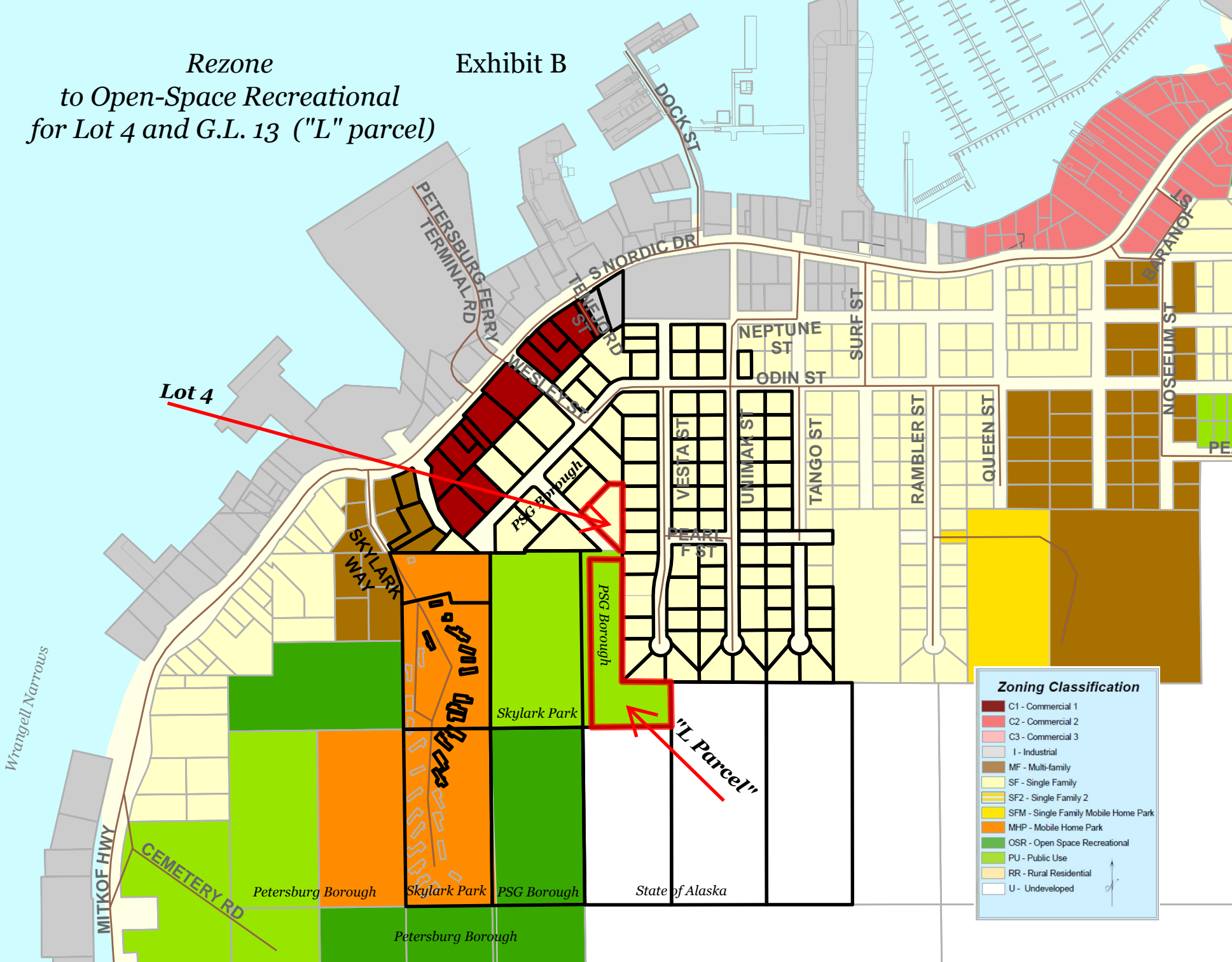
- b. The rezone establishes a greenbelt between an established single-family residential neighborhood and a proposed higher density neighborhood.
- c. The greenbelt could also serve as a future playground for residents of both neighborhoods as there is no property zoned for recreational use in either the Severson's Subdivision or the proposed new development. This is consistent with chapter 7 of the comprehensive plan that the borough consider parks or green spaces outside of downtown in areas currently lacking such facilities.

EXHIBITS

- A. Map
- B. Public Hearing Mailout
- C. Public Comments

*Rezone
to Open-Space Recreational
for Lot 4 and G.L. 13 ("L" parcel)*

Exhibit B



Zoning Classification

	C1 - Commercial 1
	C2 - Commercial 2
	C3 - Commercial 3
	I - Industrial
	MF - Multi-family
	SF - Single Family
	SF2 - Single Family 2
	SFM - Single Family Mobile Home Park
	MHP - Mobile Home Park
	OSR - Open Space Recreational
	PU - Public Use
	RR - Rural Residential
	U - Undeveloped

From: [emil tucker](#)
To: [Anna Caulum](#)
Subject: Lot 4 Skylark II subdivision rezoning comment
Date: Monday, November 27, 2023 8:27:45 PM

We are writing to support the recommendation to rezone Lot 4, Skylark II Subdivision and Government Lot 13, from Single Family residential to Open Space - Recreation.

Deliberately rezoning open space as green space or for future recreation development into subdivision plans is an important aspect of development. Open space is valuable in its own right as a buffer between houses as neighborhoods grow and it allows for the development of small parks and playgrounds that are important quality of life attractants to families with young children. There are currently no parks or playgrounds in the Severson Subdivision adjacent to this area, and the rezoning of these lots would allow for this in the future. Additionally, the open space allows access to the State of Alaska lands behind the neighborhood which are desirable locations for recreation. These areas behind the neighborhood are used daily to walk, ski and snowmachine.

Thank you for the opportunity to comment on this proposal.

Emil Tucker & Carin Christensen

From: [Mika hasbrouck](#)
To: [Anna Caulum](#)
Subject: Planning and Zoning board
Date: Wednesday, December 6, 2023 11:52:03 AM

Dear Planning and Zoning,

In studying your proposal for rezoning Lot 4 and “L” Parcel to Open-Space Recreational and I believe it needs to be revised to make some inclusions. I think It’s a great idea, However as you can see from my attached graphic that it still leaves 1101 Odin without any buffer to the proposed development. 1101 Odin is the one established property with closest proximity to the project and likely to be impacted the most. My home at 1101 Odin has been an established tax generating property in the borough since 1991.

I respectfully request that you revise your rezoning proposal to include a reasonable open space between 01010248 (1101 Odin street) and lots 01010247 and 01010245 (proposed for sale.)

I’m curious how come were parcels (outlined in Blue) 01010247 and 01010245 not considered for rezoning or even reconfiguration then rezoning to provide for the same “Open-Space Recreational” zoning like “L Parcel” and Lot 4? I appreciate your thought and attention to this complex and lengthy process and I fully support the rezoning of these two parcels (“L” and 4.) However it hardly seems equitable to leave the busiest corner of the whole proposed project without a buffer or “Open-Space” of any kind.

If anyone on the Planning and Zoning Commission and Assembly has not taken the time to do so, I would highly encourage you to physically visit the area shown on the attached map. In reality, it’s a very small area and the map does not clearly give that perspective. Your decisions and recommendations have long lasting impacts in many ways. I think the proposed sale and project that so many are working on is worthy but there are a lot of imperative details that are not known yet or even thought of especially by the general public. This project as a whole could be of great benefit to our community but it should not come at a cost to those that happen to have established our homes in the vicinity long before. The fact that this purchase and proposals have gotten this far with the assembly without a lot of specific information being provided is concerning. I understand that some information is not yet available so conditions and parameters cannot be set. However, I believe that’s where this boards (Planning and Zoning) work becomes invaluable to the boroughs residents.

This purchase and development proposal has been very slow to produce specific details since put forth, so I hope you and the Assembly will take that into consideration as I put

forth a request that my property be afforded the same buffer of “Open-Space Recreational” like the rest of the existing single family residential homes of the Severson subdivision. I make this request based on vague answers to specific questions on and off the record and random comments that indicate that this road would cut strait across the area and most lots would be reconfigured to allow for a new layout. It makes sense but should not be at the expense of the quality of the existing neighborhood.

From the outlines I added to the map attached to this letter, you can see in purple what would be the most cost effective route for a road into the proposed new development (this has been eluded to) versus where the road is currently mapped out to be. There would be no buffer or “Open-Space” between a road and the residence at 1101 Odin (lot 01010248.) While this may not necessarily happen (we cannot say one way or another because its not been required to know at this time) or affect the property’s value, common sense is obvious that it would greatly affect the overall quality of the property if a busy road is allowed to be placed without an Open-Space designation like the rest of the Single Family Residential properties of the established neighborhood.

I respectfully request that you revise your rezoning proposal to include a reasonable open space between 01010248 (1101 Odin street) and lots 01010247 and 01010245 (proposed for sale.)

I’m always happy to have a conversation with any or all of you so please reach out via email or phone.

Sincerely,

Mika Hasbrouck
1101 Odin Street
Petersburg Alaska

From: [Mika hasbrouck](#)
To: [Anna Caulum](#)
Subject: Attachment
Date: Wednesday, December 6, 2023 12:20:36 PM



EXHIBIT B

ELEVATION REFERENCE MARKS

REFERENCE MARK	ELEVATION (FT. MLLW)	DESCRIPTION OF LOCATION
RM4	34.5	Railroad spike in power pole on south side of Sandy Beach Road, approximately 150 feet west of the entrance to the City of Petersburg Wastewater Treatment Plant and approximately 100 feet south of residence 221, 1.0 mile from RM 6. Established by CH2M HILL, Inc.
RM5	24.68	Chisled "X" in southwest bolt at the base of the fire hydrant in front of residence 704 on east side of Front Street, approximately 30 feet south of Narrows Street. Established by CH2M HILL, Inc.
RM6	24.02	Standard brass disk, stamped "No. 11, 1958", set in top of the west curb of Main Street at the west edge of sidewalk. It is at the east side of the main entrance to the Men's Wear Department of Trading Union, Inc., and 1 foot east of steel column supporting the roof of the building. Established by the U.S. Coast and Geodetic Survey.
RM7	23.24	Standard brass disk, stamped No. 9, 1958", set in top of east curb of Main Street, east of the main entrance to the post office. It is 53 feet south of the southwest corner of the Modern Grocery and 4 feet north of a fire plug. Established by the U.S. Coast and Geodetic Survey.
RM8	27.42	Chisled "X" on the north bolt on the fire hydrant approximately 15 feet west of the exit to the ferry terminal on the south side of Midcof Highway, 0.8 mile from RM 7. Established by CH2M HILL, Inc.



KEY TO MAP

500-Year Flood Boundary	ZONE B
100-Year Flood Boundary	ZONE A1
Zone Designations*	ZONE A5
100-Year Flood Boundary	ZONE B
500-Year Flood Boundary	ZONE B
Base Flood Elevation Line With Elevation In Feet**	513
Base Flood Elevation in Feet Where Uniform Within Zone**	(EL 987)
Elevation Reference Mark	RM7x
Zone D Boundary	
River Mile	M1.5
**Referenced to Mean Lower Low Water Datum	

*EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

NOTES TO USER

Certain areas not in the special flood hazard areas (zones A and V) may be protected by flood control structures.

This map is for flood insurance purposes only; it does not necessarily show all areas subject to flooding in the community or all planimetric features outside special flood hazard areas.

For adjoining map panels, see separately printed Index To Map Panels.

INITIAL IDENTIFICATION:
JUNE 14, 1974

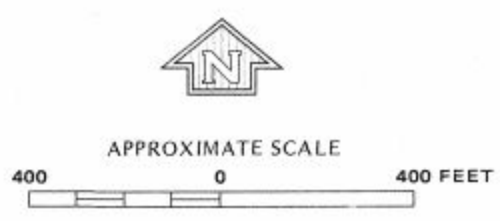
FLOOD HAZARD BOUNDARY MAP REVISIONS:
FEBRUARY 4, 1977

FLOOD INSURANCE RATE MAP EFFECTIVE:
JUNE 1, 1982

FLOOD INSURANCE RATE MAP REVISIONS:

Refer to the FLOOD INSURANCE RATE MAP EFFECTIVE date shown on this map to determine when actuarial rates apply to structures in the zones where elevations or depths have been established.

To determine if flood insurance is available in this community, contact your insurance agent, or call the National Flood Insurance Program, at (800) 638-6620.



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
PETERSBURG, ALASKA
WRANGELL-PETERSBURG
DIVISION

PANEL 1 OF 16
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
020074 0001 B

EFFECTIVE DATE:
JUNE 1, 1982



Federal Emergency Management Agency

**Parcels: 01-010-600(Gov't Lot 14) &
01-010-430 (Gov't Lot 21)
Shown with 2 Foot Contours &
FIRM - Flood Insurance Rate Map**



Gov't Lot 14

Gov't Lot 21

EXHIBIT C

Planning Commission Report & Finding of Fact

Meeting Date: October 10, 2023

APPLICANT/AGENT:

Skylark Park LLC

OWNER(S), IF DIFFERENT:

Petersburg Borough

LEGAL DESCRIPTION:

Lots 2, 3, 5, and 6, Skylark II
Subdivision, and Government Lot 21,
Section 33, T58S, R79E

LOT AREA:

Odin St. Lots – approx. 1.9 acres
Lot 21 – 5 acres

LOCATION:

See attached maps

SURROUNDING ZONING (ODIN ST
PARCELS):

North: SFR/COMMERCIAL-1

South: SFR/PUBLIC USE

East: SFR

West: SFR

ZONING:

Odin St: Single-Family (SFR)

Lot 21 - Open-Space Recreational (OSR)

SURROUNDING ZONING (Lot 21):

North: PUBLIC USE

South: OSR

East: UNZONED

West: MOBILE HOME PARK

PID: 01-010-247, 01-010-245, 01-010-
764, 01-010-766, 01-010-430

APPLICATION SUBMISSION DATE:

August 2, 2023

COMMISSION MOTION: To recommend to the Borough Assembly that Lot 3, Skylark II Subdivision (PID: 01-010-766), and Government Lot 21, Section 33, T58S, R79E (PID: 01-010-430) be rezoned to Single-Family Mobile Home along with the findings as presented.

Motion Failed, 3 yea, 1 nay

I. APPLICANT REQUEST: The applicant is requesting a rezone of 5 borough-owned parcels to Single-family Mobile Home (SFMH). The applicant's intent is to pursue purchase of parcels for replat/subdivision for residential development.

II. APPLICABLE CODE:

19.04.500 DEFINITION, MOBILE HOME

19.28 SINGLE FAMILY MOBILE HOME

19.84 AMENDMENTS

III. FINDINGS:

- a. Skylark Park LLC applied to purchase borough property on the condition the property is rezoned to SFMH. The Planning Commission has initiated a rezone in response to this request.
- b. The subject property is composed of 5 parcels of borough-owned vacant land.
- c. Four lots are zoned Single-Family Residential (SF) and range in size from 14,000-20,000 sf. One parcel is five-acres and zoned Open-Space Recreation (OSR).

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Meeting Date: October 10, 2023

- d. The immediate surrounding area is undeveloped but there are two well established neighborhoods surrounding the parcels. The applicant recently submitted a request to rezone their adjacent lot from Public Use to SFMH. The commission recommended the Assembly approve the request.
- e. The applicant's intent is to pursue purchase of the parcels to develop a 10+ acre major subdivision with roads and utilities. The parcels would be subdivided into 75'x100' lots and sold. The applicant would also work with property owners who may wish to purchase a manufactured home for their lot.
- f. The purpose of the SFMH district is to provide a sound and attractive residential neighborhood for single-family mobile homes on standard residential-size building lots. The principal uses in the district are one-family and two-family dwellings and mobile homes. The proposed development is consistent with the requested SFMH zoning.
- g. Per code, "Mobile home" means a manufactured coach, mobile home, trailer, house, car or other vehicle or structure designed, intended or capable of human dwelling or sleeping purposes, mounted upon wheels or supports which is capable of being moved by its owner or transported by another vehicle, and containing water supply, waste disposal and electrical conveniences.
- h. "Manufactured homes", while not defined in municipal code, is generally defined as a transportable, factory-built dwelling unit constructed after June 15, 1976, in conformance with the federal Manufactured Home Construction and Safety Standards, as evidenced by an affixed certification label in accordance with 24 CFR 3280.11.
- i. For the 4 SF lots: The 2016 comprehensive plan recommends future land use for this area be Low-Density Residential. The intended use is lower density residential, Single family or duplex residential, option for accessory dwelling units and home-based businesses, 1-4 dwellings per acre (DUA) is most common; but allow option for densities up to 6-8 DUA. The corresponding zoning districts are: RR Rural Residential; SFMH Single Family Mobile Home? (Add option for up to 6-8 DUA with site plan review.)
- j. Rezoning these lots from SF to SFMH would allow mobile/manufactured homes as a primary use and reduce the minimum lot size from 8,000 sf to 7,500 sf. As with single-family, the maximum number of dwellings per lot is 2 with single family, two-family (duplex), and detached accessory dwellings allowed. Yard setback and lot coverage remain the same as in SFR.
- k. For the 1 OSR lot: The 2016 comprehensive plan recommends future land use for this area be Open Space. *Open space is the preferred near-term use, in part to concentrate development in currently developed areas. This designation may be changed in the future to allow for development if/when local economy/population grows. The corresponding zoning district is OSR modified to emphasize conservation, generally for public lands, option to be dedicated for mitigation lands.*
- l. Rezoning from OSR to SFMH would allow residential development in an area previously designated for maintaining land in a natural state.

IV. PUBLIC NOTICE

The borough provided public notice consistent with PMC 19.84.040. Notice was mailed by first class mail to the owner of record of the property within six hundred feet of the exterior boundary of the property that is the subject of the application.

V. APPLICATION REVIEW

Planning Commission Report & Finding of Fact

Meeting Date: October 10, 2023

- a. The application is classified as a request to amend the borough zoning map.
- b. Criteria – Per 19.84.030, The Planning Commission’s report to the Assembly shall include findings as to need and justification for the proposed change, including findings as to the effect which the proposed change would have on the objective of the comprehensive plan.

VI. ACTION : Based on the preceding findings of fact, the Petersburg Planning Commission makes the following report to the Borough Assembly:

1. The existing zoning of the subject area is inconsistent with the intended use of the site for development of manufactured home dwellings on individual lots. For the proposed development to occur, the land must be rezoned.
2. The applicant seeks to address the stated need for developable lots and new housing options that are more affordable than housing currently found in the single-family residential district.
3. While the overall use, residential, is consistent with the comprehensive plan for Odin St, the change in zoning to SFMH will increase residential density (i.e., the number of houses per acre) than was envisioned in the plan for that area.
4. Rezoning an OSR parcel to residential use means a net loss in open space adjacent to the Skylark Mobile Home Park and near the Severson’s subdivision area. The subject parcel has no improvements and is maintained in a natural state. The comprehensive plan does contemplate OSR districts to be rezoned if population or development pressure warrants.
5. The likely impact to surrounding neighbors will be increased traffic on Wesley St and Odin St. This should be a consideration for the Platting Board as development moves forward.
6. The commission’s recommendation to rezone is based on the development plans provided by the applicant to develop a major subdivision, install improvements, and sell lots. The applicant is also offering to assist property owners with the purchase and installation of new manufactured homes on individual lots.
7. The borough has a very broad definition of “mobile homes” that could be legally placed within this proposed development if it is rezoned. The borough should work with the developer to include language in the deed of sale and/or record a covenant for the subdivision that limits the type of dwellings to one- or two-family dwellings, manufactured homes as defined above, and limits the age of manufactured home that may be placed in the subdivision.
8. The rezone of these properties should be contingent on the sale of the properties.

EXHIBITS

- A. Draft Minutes from the October 10, 2023, Planning Commission meeting
- B. Applicant materials
- C. Vicinity & Detail Maps
- D. Public Hearing Mailout



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, October 10, 2023

12:00 PM

Assembly Chambers

1. Call to Order

Commission Chair Chris Fry called the meeting to order at 12:00pm.

2. Roll Call

PRESENT

Commission Chair Chris Fry
Commission Vice-Chair Heather O'Neil
Commissioner Marietta Davis
Commissioner Phillip Meeks

ABSENT

Commission Secretary Sally Dwyer
Commissioner Jim Floyd
Commissioner John Jensen

3. Election of Officers

Election of officers

Marietta nominated Sally Dwyer to keep her seat as Commission Secretary, seconded by Phillip.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Davis, Commissioner Meeks

Heather nominated Chris Fry to keep his seat as Commission Chair, seconded by Phillip.

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commissioner Davis, Commissioner Meeks

Marietta nominated John Jensen to Vice-Chair, seconded by Heather.

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commissioner Davis, Commissioner Meeks

4. Acceptance of Agenda

Vicki Sokol asked for an amendment to the order of the public hearing items, to hear the Sokol application before Skylark rezone and purchase.

Commission Chair Chris Fry moved item D to be heard after item A.

Motion made by Commissioner Davis, Seconded by Commissioner O'Neil.

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commissioner Davis, Commissioner Meeks

5. Approval of Minutes

The September 12, 2023, meeting minutes were unanimously approved.

Motion made by Commission Vice-Chair O'Neil, Seconded by Commissioner Davis.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Davis, Commissioner Meeks

6. Public Comments

None

7. Consent Calendar

None

8. Public Hearing Items

A. Consideration of a conditional use permit application from Ben & Marcie Hinde for a home occupation at 507 Fram ST (PID: 01-006-224).

Motion made by Commissioner Davis, Seconded by Commissioner O'Neil.

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commissioner Davis, Commissioner Meeks

B. Consideration of an application from Vicki Sokol for a variance from the side yard setback requirement to allow for construction of an addition 5' from the property line at 100 N 3rd St (PID: 01-007-375)

Motion made by Commissioner O'Neil, Seconded by Commissioner Davis.

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commissioner Davis, Commissioner Meeks

C. Initiation and recommendation to the Borough Assembly for a rezone of 5 lots from Single-Family Residential to Single-Family Mobile Home and 1 parcel from Open-

Space Recreation to Single-Family Mobile Home located at 1104, 1105, and 1107 Odin St, Lots 3 and 5, Skylark II Subdivision, and Government Lot 21, Section 33, T58S, R79E (PID: 01-010-752, 01-010-247, 01-010-245, 01-010-764, 01-010-766, 01-010-430)

Kathryn Schnider spoke on her own behalf concerned about zoning definitions.

Mika Hasbrouck spoke on her own behalf concerned about the proposal and lack of a clear plan.

Joe Bertagnoli spoke on his own behalf giving concerns and asking for more clarity on the plan and where the road would go.

Ambre Burrell spoke on her own behalf explaining that platting and road plans will happen but not until the rezoning has passed. Until they get in there with a machine it's hard to tell where exactly the road will be. The purpose of this rezone is to provide affordable housing for families not to have another trailer park.

Sig Burrell spoke on his own behalf explaining in more depth where the road would go. Spoke his concerns of zoning and said he would like to see a manufactured home zoning added to the code. The intent of this rezone is to provide good, affordable housing for younger people to be able to move into.

Motion made by Commissioner Davis to amend the proposal to recommend to the Borough Assembly that lot 3 of Skylark II Subdivision and GL 21 Section 33, T58S, R79E will be rezoned to Single-Family Mobile Home along with the findings and as presented. Seconded by Commissioner Meeks

Discussion

Voting Yea: Commission Chair Fry, Commissioner Davis, Commissioner Meeks

Voting Nay: Commissioner O'Neil

- D. Recommendation to the Borough Assembly on a request from Skylark Park LLC to purchase borough-owned property at 1104, 1105, and 1107 Odin St, Lots 3 and 5, Skylark II Subdivision, and Government Lot 21, Section 33, T58S, R79E (PID: 01-010-752, 01-010-247, 01-010-245, 01-010-764, 01-010-766, 01-010-430)

Motion made by Commissioner Davis, Seconded by Commissioner Meeks

Voting Yea: Commission Chair Fry, Commissioner Davis, Commissioner Meeks, Commissioner O'Neil

9. Non-Agenda Items

- A. Commissioner Comments

Commissioner O'Neil said she voted the way she did because she heard from people that wanted more clarity and more understanding.

Commission Chair Fry said he appreciates all who came and commented.

B. Staff Comments

Community Development Director Liz Cabrera thanked everyone for their patience.

C. The next Meeting is November 14, 2023, at 12:00pm.

10. Adjournment

The meeting adjourned at 1:16pm.

Motion made by Commissioner Davis, Seconded by Commissioner Meeks.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Davis, Commissioner Meeks



Petersburg Borough, Alaska

Land Disposal Application

(\$500.00 non-refundable filing fee required)

Form must be completed in its entirety to be considered

Office Use:
Rec'd. by: <u>KT</u>
Fee: <u>\$500</u>
Date Rec'd: <u>8/2/23</u>

Date: 8.1.2023

This is a request for land disposal via (circle one):
Lease Purchase Exchange Other

Parcel ID #(s) of Subject Property:
01-010-245, 01-010-247
01-010-430
01-010-752
01-010-764, 01-010-766

Proposed term of lease: _____
(total years)

Legal Description of Property:
GL 21, lot 2, lot 3, lots
lot 5A, lot 6

Current Zoning of Property:
~~RA~~, SF
01-010-430 - Open Space - Recreation
The rest are zoned Single Family Residential

* Rezoning Needed - See email attached

Applicant Name: Skylark Park LLC

Applicant Mailing Address: PO Box 2070
Petersburg AK 99833

Applicant Contact Info: Ambre Burrell - 907-772-4423
(phone and/or email) Ambre@CrocknroadAK.com

1. Size of Area requested (identify the minimum area necessary in square feet): _____
2. Attach a map showing the location of the land requested. Map must show surrounding area with the land requested clearly marked with bolded borders or highlighted color.

3. Narrative on use of property: Explain proposed use of land and when use is expected to begin and end. Include any planned new construction or renovation, including time-frame when construction or renovation will be completed and type of materials to be used. Provide the estimated dollar value of proposed improvements. Explain the value of the proposal to the economy of the borough and any other information you feel should be considered. (attached additional sheet if necessary)

Upon transfer of title we will begin extending OP in St. Through lots to our lot GL 14. We will put in utilities as we go. Currently working with surveyor to subdivide GL 14 + GL 21 into 7.5' x 100' lots. Upon completion we will sign over road + utilities to the Borough + sell lots. Will work with any interested party + help build + ship up then set their own manufactured home. \$750,000 cost to improve

4. Name and address of all adjacent land owners or lessees, including upland owner(s) if applicable: (attach additional sheet if necessary)

Skylark Park
Mika Hasbrouck
Liv Perschon

5. Are there any existing permits or leases covering any part of the land applied for?

___ Yes No If yes, please check one: (___ Lease ___ Permit)

Describe the type of permit or lease, if applicable, and the name and last known address of the permittee or lessee: _____

6. What local, state or federal permits are required for the proposed use? (list all)

None

7. If applicant is a corporation, provide the following information:

A. Name, address and place of incorporation: Skylark Park LLC
PO Box 2126 Petersburg AK 99833
Alaska

B. Is the corporation qualified to do business in Alaska?: Yes ___ No

Name and address of resident agent: Ambre Burrell
PO Box 2070
Petersburg AK, 99833

8. Why should the Planning Commission recommend Assembly approval of this request?

Petersburg is in desperate need of affordable housing/ property. This will provide affordable options and is at the cost of private business instead of the Borough

9. How is this request consistent with the Borough's comprehensive plan?

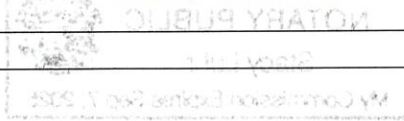
Pg 30.t.) Actively work to reduce barriers to private development & pg 31. e.) Establish guidelines to allow for + encourage higher density housing while ensuring quality of neighborhoods.

10. Prior to submitting this application, please verify with pertinent Borough Departments that the land requested for lease, purchase or exchange is not needed for a public purpose by speaking with the appropriate personnel in the Electric, Water, Wastewater, Community Development, Harbor or Public Works Departments and obtain their comments and signatures below. (attach additional sheet if necessary):

Department Comments: Please see Utility Director Hagerman's comments attached.

Signature of Department Commenter

Department Comments: Please see Public Works Director Cotta's comments attached.



Signature of Department Commenter

Department Comments: Please see Director Cabrera's comments attached.

Signature of Department Commenter

Department Comments:

Signature of Department Commenter

NOTICE TO APPLICANT(s):

Applicant will be required to pay a non-refundable filing fee with the Borough of \$500 to cover estimated costs of: a title report, survey, legal fees, postage, recording fees, public noticing and advertising and other costs incidental to the processing of this application.

I hereby certify that I have received and reviewed a copy of Petersburg Municipal Code Chapters 16.12 and 16.16 (as they may pertain to my particular application) and understand the Code requirements. I further certify I am authorized to sign this application on behalf of the applicant.

Please sign application in the presence of a Notary Public.

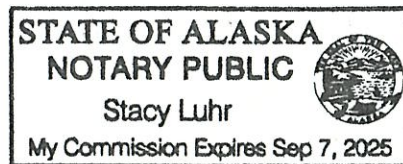
Ambre Burrell

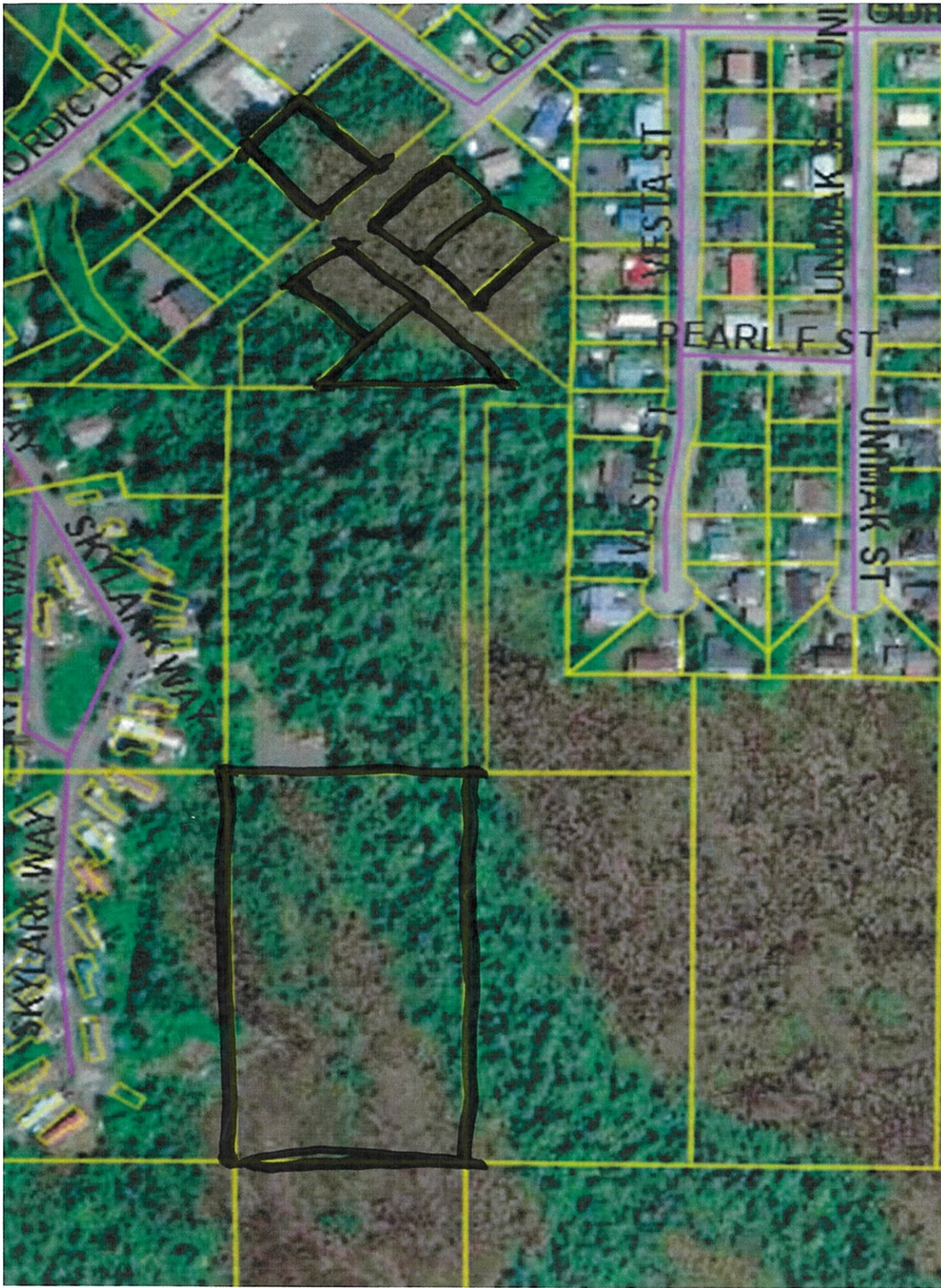
Applicant/Applicant's Representative

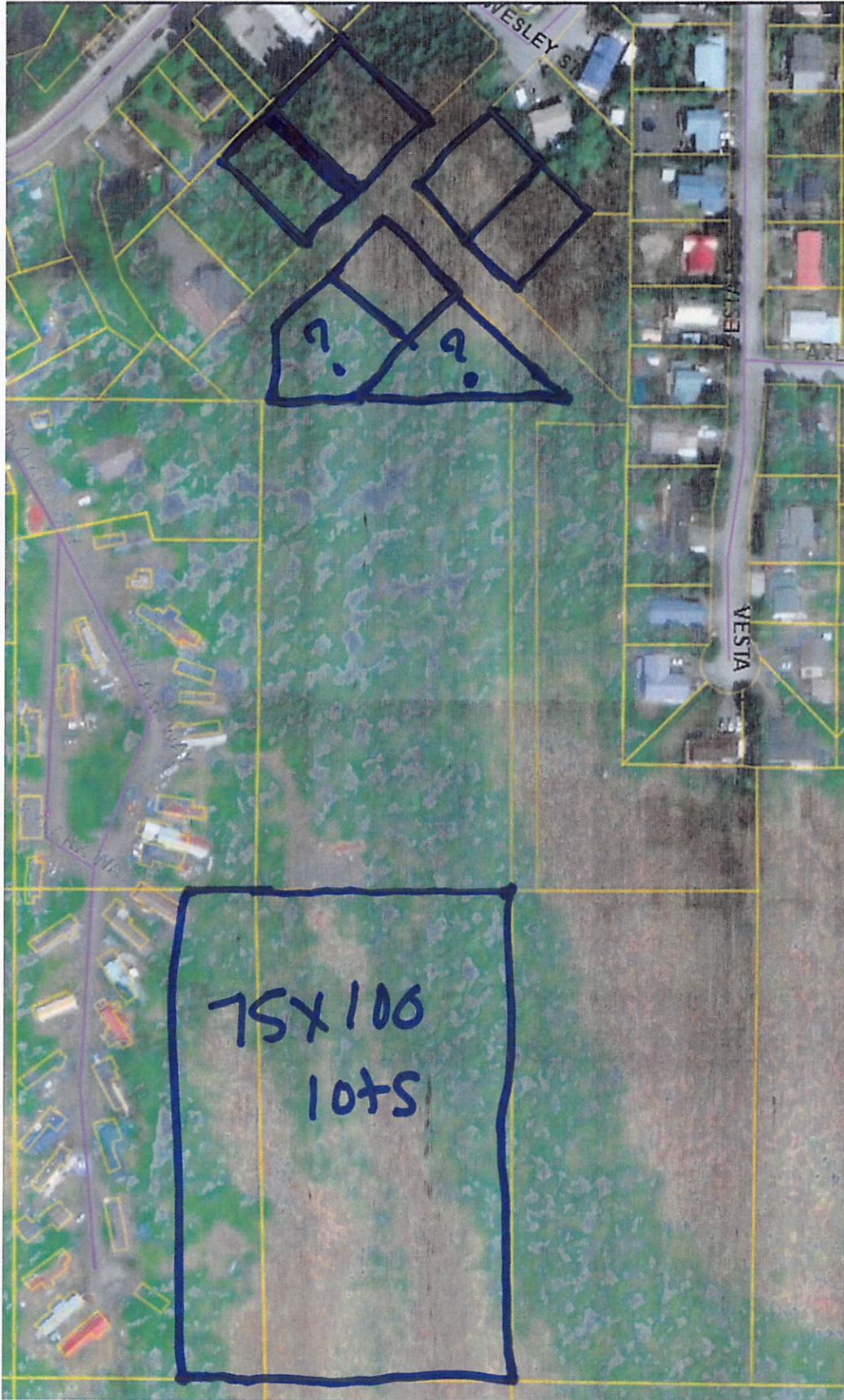
Subscribed and sworn to by *Ambre Burrell*, who personally appeared
before me this *2nd* day of *August*, 20*23*.

Stacy Luhr
Notary Public

Notary Public in and for the State of Alaska. My Commission Expires: *9/7/2025*







□ - These lots will all remain the same size, less what may be necessary to put in the road.

? - One of these two lots will be where the road goes into GL 14

75x100 - this lot will be subdivided into two roads containing 75x100 lots. Done in phases.

Debra Thompson

From: Ambre Burrell <ambre@rocknroadak.com>
Sent: Thursday, August 10, 2023 3:47 PM
To: Debra Thompson
Subject: Zoning Changes to Proposed Borough property purchase

Good Afternoon Debbie,

I would like to add some clarification to the Borough property we are proposing to purchase.

I would like to have the following lot remain Single Family residential:

01-010-752

I would like to rezone the following lots to Single Family Manufactured Home due to the fact that we may need to subdivide out parts of these lots when we put in a road:

01-010-764

01-010-247

01-010-245

01-010-766

I would like to rezone parcel 01-010-430 To Single Family Manufactured home as it is our intention to subdivide out into lots approximately 75' x 100' lots put in roads and utilities and offer affordable housing options to residents of Petersburg.

If you have any further questions please let me know.

Thank you,

Ambre Burrell
Rock-N-Road Construction, Inc
P. 907.772.3308
F. 907.772.2268

Debra Thompson

From: Karl Hagerman
Sent: Thursday, August 10, 2023 1:11 PM
To: Debra Thompson; Liz Cabrera; Chris Cotta
Subject: RE: Skylark Park LLC Land Purchase Application

Debbie,

Water, Wastewater and Power & Light have no need for the parcels being requested. I do have questions about the applicant's plan to extend the road and utilities and want to be sure that this is done per our standards so the improvements may be accepted by the Borough when complete, but overall I appreciate what they are trying to do with this plan and land purchase application.

Thanks,

Karl Hagerman
Utility Director
907-772-5421

From: Debra Thompson <dthompson@petersburgak.gov>
Sent: Wednesday, August 9, 2023 4:32 PM
To: Liz Cabrera <lcabrera@petersburgak.gov>; Karl Hagerman <khagerman@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>
Subject: Skylark Park LLC Land Purchase Application

Hi Liz, Karl & Chris,

Please see the attached land purchase application from Ambre Burrell. She did not complete Section 10 of the application, so I am sending this to you for your review and determination of whether your department(s) need any of the parcels noted for a public purpose. Parcel numbers are: 01-010-245, 01-010-247, 01-010-430, 01-010-752, 01-010-764 and 01-010-766.

Please email me your comments.

Thank you,
Debbie

Debra K. Thompson, CMC
Borough Clerk/Human Resources Director

Petersburg Borough
907-772-5405

Debra Thompson

From: Chris Cotta
Sent: Thursday, August 10, 2023 3:20 PM
To: Karl Hagerman; Debra Thompson; Liz Cabrera
Subject: RE: Skylark Park LLC Land Purchase Application

Debbie,

Public Works has no need for the parcels being requested. Along with Director Hagerman, we would like to see more details of the road and utility extensions and whether the intent is to construct these to Borough specifications. I also feel that this development would ultimately be a good thing for the Borough's housing situation. In addition we would obtain revenue from sale of the property and then tax and potential utilities revenues moving forward as development progresses.

One item of note: the application states that no local, state or federal permits are required for the proposed use. While this might be true for the sale of the property, there would almost certainly be permitting required from the Corps of Engineers for placing fill in the wetlands; and possibly some ADF&G permitting prior to development if the creek basin located within GL14 and GL21 has any fish runs.

Thanks,

Chris

From: Karl Hagerman <khagerman@petersburgak.gov>
Sent: Thursday, August 10, 2023 1:11 PM
To: Debra Thompson <dthompson@petersburgak.gov>; Liz Cabrera <lcabrera@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>
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Debbie,

Water, Wastewater and Power & Light have no need for the parcels being requested. I do have questions about the applicant's plan to extend the road and utilities and want to be sure that this is done per our standards so the improvements may be accepted by the Borough when complete, but overall I appreciate what they are trying to do with this plan and land purchase application.

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To: Liz Cabrera <lcabrera@petersburgak.gov>; Karl Hagerman <khagerman@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>
Subject: Skylark Park LLC Land Purchase Application

Hi Liz, Karl & Chris,

Debra Thompson

From: Liz Cabrera
Sent: Tuesday, August 15, 2023 11:15 AM
To: Debra Thompson
Subject: RE: Skylark Park LLC Land Purchase Application

Debbie,

Community Development has no need for the parcels for a public purpose.

Thanks,
Liz

From: Chris Cotta <ccotta@petersburgak.gov>
Sent: Thursday, August 10, 2023 3:20 PM
To: Karl Hagerman <khagerman@petersburgak.gov>; Debra Thompson <dthompson@petersburgak.gov>; Liz Cabrera <lcabrera@petersburgak.gov>
Subject: RE: Skylark Park LLC Land Purchase Application

Debbie,

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Thanks,

Chris

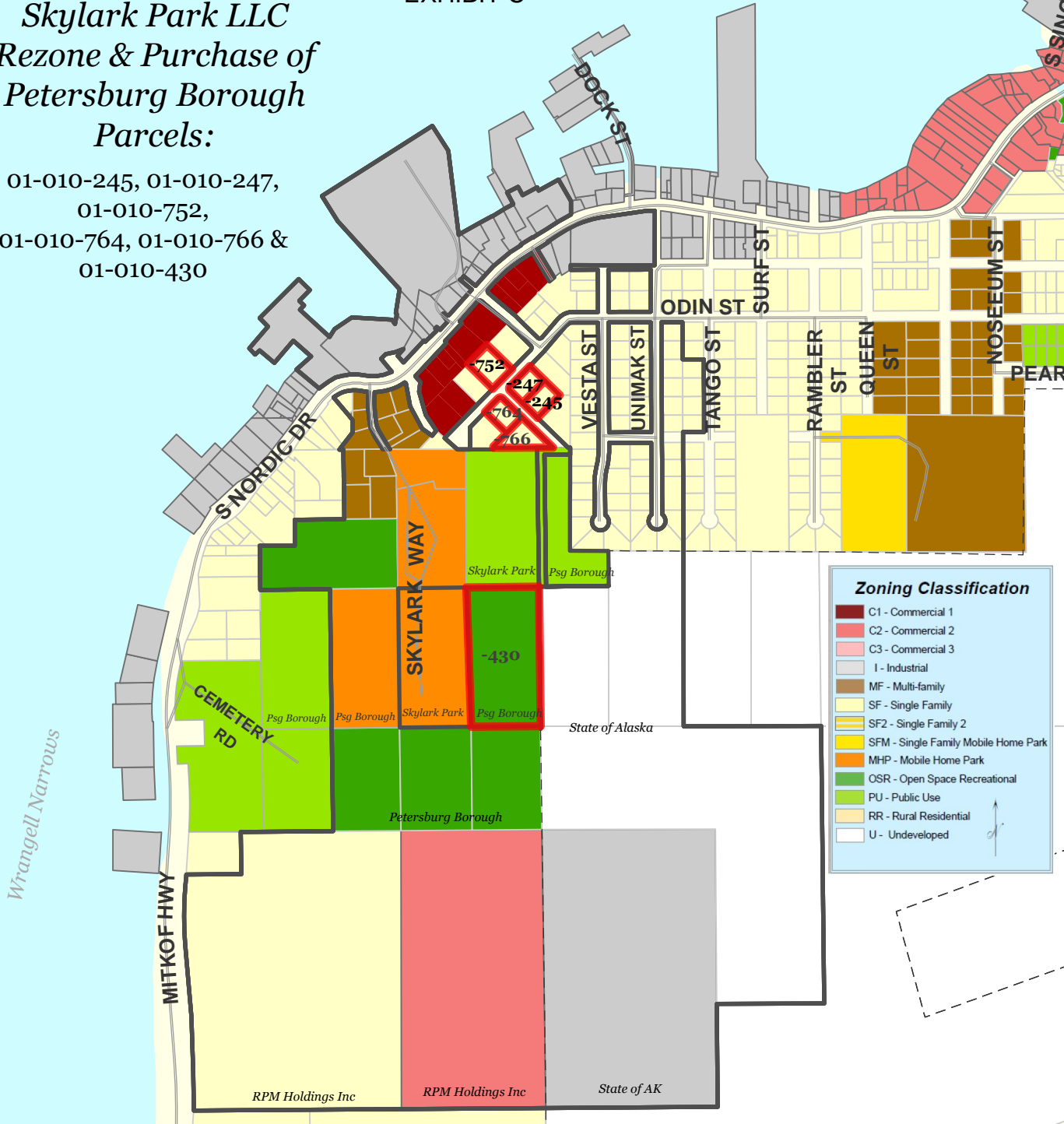
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Debbie,

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*Skylark Park LLC
Rezone & Purchase of
Petersburg Borough
Parcels:*

01-010-245, 01-010-247,
01-010-752,
01-010-764, 01-010-766 &
01-010-430



Zoning Classification

- C1 - Commercial 1
- C2 - Commercial 2
- C3 - Commercial 3
- I - Industrial
- MF - Multi-family
- SF - Single Family
- SF2 - Single Family 2
- SFM - Single Family Mobile Home Park
- MHP - Mobile Home Park
- OSR - Open Space Recreational
- PU - Public Use
- RR - Rural Residential
- U - Undeveloped



Wrangell Narrows

MITKOF HWY

CEMETERY RD

SKYLARK WAY

VESTA ST

UNIMAK ST

TANGO ST

RAMBLER ST

QUEEN ST

NOSEUM ST

DOCK ST

ODIN ST SURF ST

S NORDIC DR

752
247
764
245
766

430

RPM Holdings Inc

RPM Holdings Inc

State of AK

Skylark Park Psg Borough

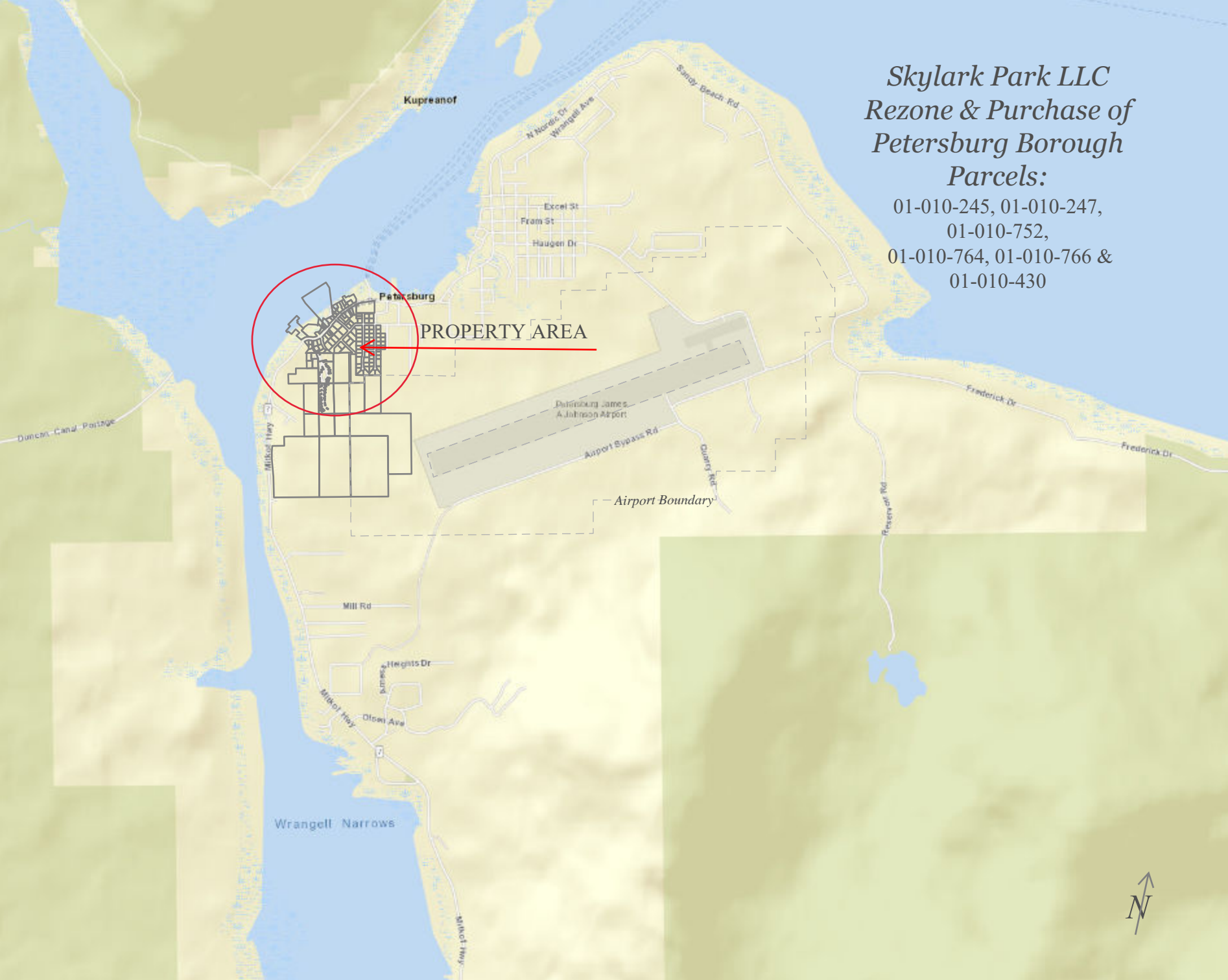
Psg Borough Psg Borough Skylark Park Psg Borough

Petersburg Borough

State of Alaska

*Skylark Park LLC
Rezone & Purchase of
Petersburg Borough
Parcels:*

01-010-245, 01-010-247,
01-010-752,
01-010-764, 01-010-766 &
01-010-430



PROPERTY AREA





September 26, 2023

[Redacted]

PETERSBURG, AK 99833-0856

NOTICE OF SCHEDULED PUBLIC HEARINGS

The Petersburg Borough Planning Commission has scheduled a public hearing to consider:

1. An initiation and recommendation to the Borough Assembly for a rezone of 5 lots from Single-Family Residential to Single-Family Mobile Home and 1 parcel from Open-Space Recreation to Single-Family Mobile Home located at 1104, 1105, and 1107 Odin St, Lots 3 and 5, Skylark II Subdivision, and Government Lot 21, Section 33, T58S, R79E (PID: 01-010-752, 01-010-247, 01-010-245, 01-010-764, 01-010-766, 01-010-430)
2. Recommendation to the Borough Assembly on a request from Skylark Park LLC to purchase borough-owned property at 1104, 1105, and 1107 Odin St, Lots 3 and 5, Skylark II Subdivision, and Government Lot 21, Section 33, T58S, R79E (PID: 01-010-752, 01-010-247, 01-010-245, 01-010-764, 01-010-766, 01-010-430)

The public hearing and consideration of the application will be held:	Tuesday, October 10th 2023, at 12:00 PM Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via ZOOM , please contact Anna Caulum at 907-772-5409.	

Interested persons desiring to present their views on the applications, either in writing or verbally, will be given the opportunity to be heard during the above-mentioned hearing. Said hearing may be continued from time to time as necessary. If the Planning Commission is unable to meet at the date and time stated above, this application will be considered at a future meeting with no further notice provided except for the general notice provided to the public.

TO SUBMIT WRITTEN COMMENTS TO THE PLANNING COMMISSION	
By Mail:	PO Box 329, Petersburg, Alaska 99833
By Email:	acaulum@petersburgak.gov
Hand-Deliver:	Petersburg Municipal Building, 12 S. Nordic Dr.

The Petersburg Municipal Code (PMC) provides for an appeal of a Planning Commission decision to the Borough Assembly by the property owner or a governmental agency, or any property owner within 600' of the applicant property and requires that such an appeal be filed within 10 consecutive calendar days of the date the decision is made. For more information regarding appeal requirements, please see PMC Chapter 19.92.

Sincerely,

Liz Cabrera, Community & Economic Development Department

Name1	Name2	Address1	City	State	Zip
CHRIST FRY		PO BOX 1440	PETERSBURG	AK	99833-1440
HEATHER O'NEIL		PO BOX 1083	PETERSBURG	AK	99833-1083
SALLY DWYER		PO BOX 1788	PETERSBURG	AK	99833-1788
JIM FLOYD		PO BOX 281	PETERSBURG	AK	99833-0281
JOHN JENSEN		PO BOX 681	PETERSBURG	AK	99833-0681
PHIL MEEKS		PO BOX 1514	PETERSBURG	AK	99833-1514
MARIETTA DAVIS		PO BOX 673	PETERSBURG	AK	99833-0673
SKYLARK PARK LLC		PO BOX 2070	PETERSBURG	AK	99833-2070
AGNER JESSE A	AGNER MARGARET H	PO BOX 565	PETERSBURG	AK	99833-0565
ALASKA STATE OF		550 W 7TH AVE STE 1050A	ANCHORAGE	AK	99501-3579
AMANECER ELIZABETH		PO BOX 215	PETERSBURG	AK	99833-0215
ANDERSON AMY E		PO BOX 2064	PETERSBURG	AK	99833-2064
ARMIN NORMAN	ARMIN MERRY	PO BOX 1876	PETERSBURG	AK	99833-1876
BERTAGNOLI JOE		PO BOX 481	PETERSBURG	AK	99833-0481
BOJORQUEZ-FELIX RICARDO		PO BOX 2011	PETERSBURG	AK	99833-2011
BRADFORD AARON	BRADFORD JANET	PO BOX 946	PETERSBURG	AK	99833-0946
BRAUN RICK G	BRAUN SUE A	PO BOX 211	PETERSBURG	AK	99833-0211
BURRELL SIGMUND BURRELL AMBRE	SKYLARK PARK LLC	PO BOX 2070	PETERSBURG	AK	99833-2070
CANGIALOSI SALVATORE A		PO BOX 1414	PETERSBURG	AK	99833-1414
CARNES SHANE	PHILLIPS DEANNA	PO BOX 1573	PETERSBURG	AK	99833-1573
CHITTENDEN TIMOTHY R		PO BOX 1774	PETERSBURG	AK	99833-1774
CISNEY JOE ALLEN	CISNEY JENNIFER MAE	PO BOX 349	PETERSBURG	AK	99833-0349
CLARK KEVIN J		PO BOX 1256	NOME	AK	99762-1256
COLLINS KEVIN	BRUSELL PRISCILLA	PO BOX 1856	PETERSBURG	AK	99833-1856
CONN JOSHUA H	CONN HEATHER	PO BOX 593	PETERSBURG	AK	99833-0593
CONNOR WILLIAM H JR		PO BOX 1124	PETERSBURG	AK	99833-1124
COTTA CARISSA R		PO BOX 615	PETERSBURG	AK	99833-0615
CUMMINGS ROBIN	CUMMINGS JOYCE	PO BOX 1754	PETERSBURG	AK	99833-1754
CURTIS DYLAN		PO BOX 2065	PETERSBURG	AK	99833-2065
DAVIS KELLY		PO BOX 311	PETERSBURG	AK	99833-0311
DIAMANTE GIFT SHOPPE INC		PO BOX 1029	PETERSBURG	AK	99833-1029
EGEN KADDY		PO BOX 1644	PETERSBURG	AK	99833-1644
ELLIS MARY ANNE		PO BOX 472	PETERSBURG	AK	99833-0472
ENGELL JAMES B	ENGELL JILL E	PO BOX 730	PETERSBURG	AK	99833-0730
ENRIQUEZ JORGE A	ENRIQUEZ MINDY J	PO BOX 1132	PETERSBURG	AK	99833-1132
FALTER TERRY	FALTER TERRI	PO BOX 1868	PETERSBURG	AK	99833-1868
FRANKLIN CLAYTON S		PO BOX 62	PETERSBURG	AK	99833-0062
FRANKLIN KYLE O	FRANKLIN VIKKI	PO BOX 62	PETERSBURG	AK	99833-0062
FRENTZ STEPHEN	FRENTZ MELANIE	PO BOX 66	PETERSBURG	AK	99833-0066
FRIEND REX	FRIEND CHERI	PO BOX 1225	PETERSBURG	AK	99833-1225
GARD TIMOTHY	GARD LISA	21700 WILDFLOWER DR	NEWBERG	OR	97132
GOOD INVESTMENTS LLC		PO BOX 818	PETERSBURG	AK	99833-0818
GRANBERG LOREEN		PO BOX 2002	PETERSBURG	AK	99833-2002
HALL KIMBERLY REBECCA		PO BOX 7	PETERSBURG	AK	99833-0007
HAMMER KACEY		PO BOX 97	PETERSBURG	AK	99833-0097
HANAHAN INDIGO L	HANAHAN WILLIAM R	PO BOX 106	PETERSBURG	AK	99833-0106
HASBROUCK MIKA JERE		PO BOX 1902	PETERSBURG	AK	99833-1902
HELMS DAVID	HELMS ALEXANDREA	PO BOX 2194	PETERSBURG	AK	99833-2194
HERMOSA HOLDINGS LLC		PO BOX 1393	PETERSBURG	AK	99833-1393
HESS COURTNEY N	HESS REX	PO BOX 1332	PETERSBURG	AK	99833-1332
HOLMGRAIN RANDAL E	HOLMGRAIN SARAH	PO BOX 1975	PETERSBURG	AK	99833-1975
JONES KENNETH JOHN LORGEN MARIE H		311 MATS VIEW RD	PORT LUDLOW	WA	98365
KANDOLL BRIAN	KANDOLL CAROL	PO BOX 1363	PETERSBURG	AK	99833-1363
KATASSE IRVING		PO BOX 894	PETERSBURG	AK	99833-0894
KLUDT-PAINTER JONATHAN T	KLUDT-PAINTER ERICA L	PO BOX 1972	PETERSBURG	AK	99833-1972
LENZ TORE		PO BOX 1073	PETERSBURG	AK	99833-1073
LITSHEIM PETER	LITSHEIM THERESA	PO BOX 856	PETERSBURG	AK	99833-0856
LOPEZ-MENDOZA JOEL		426 MAGPIE CT	KISSIMMEE	FL	34758-4444
LUHR JASON	LUHR STACY	PO BOX 1663	PETERSBURG	AK	99833-1663
LYNN CYNTHIA E		PO BOX 1758	PETERSBURG	AK	99833-1758
LYONS HEIDI PERSCHON LIV	ONEIL HEATHER	PO BOX 527	PETERSBURG	AK	99833-0527
LYONS JACK C	LYONS HEIDI	PO BOX 527	PETERSBURG	AK	99833-0527
M&K SCHWARTZ AK TRUST		PO BOX 434	PETERSBURG	AK	99833-0434

MAIN KEVIN		PO BOX 1704	PETERSBURG	AK	99833-1704
MARIFERN SAMANTHA		PO BOX 178	PETERSBURG	AK	99833-0178
MARSH KIRT	MARSH DONNA	PO BOX 1421	PETERSBURG	AK	99833-1421
MARTIN BROCK F	WEBB SUZANNE M	PO BOX 1398	PETERSBURG	AK	99833-1398
MARTIN MARIA F		PO BOX 646	PETERSBURG	AK	99833-0646
MATTINGLY DARBY	MATTINGLY NICHOLE	PO BOX 783	PETERSBURG	AK	99833-0783
MCCAY ASHON	MCCAY NATALIE	PO BOX 2001	PETERSBURG	AK	99833-2001
MORAN TONY		PO BOX 1191	PETERSBURG	AK	99833-1191
MORRILL DANIEL	MORRILL ELLEN	112 BLACK POWDER RD	FOLSOM	CA	95630
MORRIS CHRISTINA		709 95TH DR SE	LAKE STEVENS	WA	98258-3929
MOULTON WILLIAM T	MOULTON PATRICIA	PO BOX 456	PETERSBURG	AK	99833-0456
MURDOCK WILLIAM CHARLES	MURDOCK EILEEN ROSE	PO BOX 850	PETERSBURG	AK	99833-0850
NEIDIFFER JUSTIN		PO BOX 1763	PETERSBURG	AK	99833-1763
NEIDIFFER KIMBERLY		PO BOX 1913	PETERSBURG	AK	99833-1913
NELSON JOSEPH T	NELSON KAREN G	PO BOX 731	PETERSBURG	AK	99833-0731
NEWMAN LUCAS	NEWMAN TANGI	PO BOX 476	PETERSBURG	AK	99833-0476
NEWMAN SCOTT D	NEWMAN CYNTHIA	PO BOX 1348	PETERSBURG	AK	99833-1348
NEWPORT RACHEL M		PO BOX 1211	PETERSBURG	AK	99833-1211
NORHEIM LADD	NORHEIM BRENDA	PO BOX 935	PETERSBURG	AK	99833-0935
NUSSBAUMER DONA M	NUSSBAUMER ALVIN	PO BOX 994	PETERSBURG	AK	99833-0994
ONEIL DENNIS	ONEIL HEATHER	PO BOX 1083	PETERSBURG	AK	99833-1083
OREAR LARRY	OREAR KATHY	PO BOX 115	PETERSBURG	AK	99833-0115
O'SOUP DERRICK G	O'SOUP KELLY N	PO BOX 1994	PETERSBURG	AK	99833-1994
PARKER SAMMY	NEWTON LEEROY	PO BOX 1364	PETERSBURG	AK	99833-1364
PERRY DONALD E	PERRY LYNNE M	PO BOX 1566	PETERSBURG	AK	99833-1566
PERSCHON LIV M		PO BOX 128	PETERSBURG	AK	99833-0128
PETERSBURG BIBLE CHURCH		PO BOX 704	PETERSBURG	AK	99833-0704
PETERSEN KARI ANN		PO BOX 2044	PETERSBURG	AK	99833-2044
PETERSON RAYMOND G	PETERSON ELIZABETH K	PO BOX 1491	PETERSBURG	AK	99833-1491
PETRO 49 INC	HARBOR ENTERPRISES INC	PO BOX 389	SEWARD	AK	99664
PHILLIPS AARON L		PO BOX 624	PETERSBURG	AK	99833-0624
PHILLIPS JEANETTE		PO BOX 386	PETERSBURG	AK	99833-0386
PISTON AND RUDDER SERVICE INC		PO BOX 1308	PETERSBURG	AK	99833-1308
PLEW EVA R	SALOMONE PAUL	PO BOX 413	PETERSBURG	AK	99833-0413
POOLE JEFFREY		PO BOX 1715	PETERSBURG	AK	99833-1715
RADFORD GENESIS & MARTINEZ-MACIAS	ALBERTO GREGORIO	PO BOX 2062	PETERSBURG	AK	99833-2062
RENO SEAIRA	SCHONBERG FRANZ	PO BOX 1434	PETERSBURG	AK	99833-1434
RIBICH ELI	RIBICH GAIL	PO BOX 110	PETERSBURG	AK	99833-0110
ROBERTS MARK S	WHITE-ROBERTS LORI	PO BOX 246	PETERSBURG	AK	99833-0246
ROSVOLD ANDERS O		PO BOX 1993	PETERSBURG	AK	99833-1993
ROUNDTREE DEAN & ELENA	ROUNDTREE ARIEL M	PO BOX 454	PETERSBURG	AK	99833-0454
ROUNDTREE JESSE		PO BOX 34	PETERSBURG	AK	99833-0034
RPM HOLDINGS INC		PO BOX 918	PETERSBURG	AK	99833-0918
SAKAMOTO DIANNA	QUEZON ALVIN	PO BOX 1668	PETERSBURG	AK	99833-1668
SCHWARTZ JAMES	SCHWARTZ LESLIE	PO BOX 1506	PETERSBURG	AK	99833-1506
SKEEK GEORGE		PO BOX 334	PETERSBURG	AK	99833-0334
SLAVEN JACOB		PO BOX 973	PETERSBURG	AK	99833-0973
SLAVEN KILLIAN		PO BOX 582	PETERSBURG	AK	99833-0582
STEBER NORIE	STEBER GERALD M JR	PO BOX 102	PETERSBURG	AK	99833-0102
STROMDAHL JAMES	STROMDAHL MARY	PO BOX 1326	PETERSBURG	AK	99833-1326
TANGATAILOA STACIE		400 NE 153 ST	SHORELINE	WA	98155
THE MILL INC		PO BOX 790	PETERSBURG	AK	99833-0790
THOMASSEN SCOTT		PO BOX 152	PETERSBURG	AK	99833-0152
TIDWELL JARED		PO BOX 496	PETERSBURG	AK	99833-0496
TONKA SEAFOODS		PO BOX 1420	PETERSBURG	AK	99833-1420
TRIDENT SEAFOODS CORPORATION		5303 SHILSHOLE AVE NW	SEATTLE	WA	98107
TUCKER EMIL K	CHRISTENSEN CARIN L	PO BOX 1785	PETERSBURG	AK	99833-1785
VICK THERESA	VICK DAN	PO BOX 1271	PETERSBURG	AK	99833-1271
VOLK ROBERT D	VOLK ANNE	PO BOX 576	PETERSBURG	AK	99833-0576
WALLEN LISA J		PO BOX 1668	PETERSBURG	AK	99833-1668
WOOD GEORGE	WOOD SUSAN	PO BOX 902	PETERSBURG	AK	99833-0902
WORHATCH ERICA		PO BOX 986	PETERSBURG	AK	99833-0986
YOUNG ELROY L & ALICE H		PO BOX 2100	PETERSBURG	AK	99833-2100
REGULA RANDY R & REBECCA A		PO BOX 2100	PETERSBURG	AK	99833-2100
YUEN THAN		PO BOX 1113	PETERSBURG	AK	99833-1113

EXHIBIT D

Exhibit D: Roads

As proposed in the conceptual plan, road development would not meet borough standards. The conceptual plan is silent as to whether the Applicant intends to construct privately maintained roads or to propose dedication of the roads to the borough.

BOROUGH ROAD STANDARDS: Borough code has specific street design and construction standards for roads. Some of the applicable code and road standards compared to the information provided by the Applicant are in the table below:

	Standard	Skylark - Conceptual	Comments
ROW Width	40 ft	?	Not provided
Roadway Width	28 ft min.	30 ft	Conforms
Lane Width (2 lanes)	11 ft	?	Not provided
Surface	Gravel	Chip seal	Conforms
Construction Standard	Per Standard Specifications, i.e. roadway dug to hardpan per engineer's spec	Excavate to 3'	Does not conform
Length	Dead-end street cannot exceed 400'.	Phase 1: ~1,250 ft	Does not conform
		Phase 2: ~625 ft	Does not conform
Cul-de-sac	Dead-end street must end in cul-de-sac.	No cul-de-sac or equivalent turnaround.	Does not conform. (Generally, a cul-de-sac or similar is required to allow for EMS, garbage, snowplow to be able to turn around at the end of the street.)

DEDICATION/ACCEPTANCE OF ROADS: The Borough's major subdivision code is designed so the Planning Commission may only approve a final plat upon completion of required improvements¹ to borough standards. There are few exemptions or options to this requirement.

LOCAL IMPROVEMENT DISTRICT²: A developer may enter into a written agreement with the borough to initiate and consummate local improvement district proceedings for the financing and completion of all improvements. This effectively shifts the upfront cost of the improvements from the developer to the property owners. The borough has used the LID process in the past to upgrade existing streets.

¹ See PMC 18.24.045(B) 2

² See 18.26.020

PRIVATE ROADS BY PUD³: A developer may pursue a planned unit development (PUD), which allows some deviation from standard subdivision requirements and contemplates “private roads”. In this case, the borough would require a road maintenance agreement or covenant or contract ensuring the covenant runs with the land and binds successors in interest. A maintenance agreement would shift the cost of maintaining the road to property owners within the subdivision. These agreements apply to successors of the lots, even if the property is sold, assigned, or inherited.

WAIVER OF IMPROVEMENTS⁴: The Planning Commission may waive improvements under very limited circumstances. The preliminary criteria for waiver of improvements state that a proposed subdivision must be less than 2 acres, or no more than five parcels of five acres or more each, or installation of improvements will have no practical value and said improvements will be unusable for their normal purpose.

PLATTING VARIANCE⁵: The developer may request a variance from platting requirements. A variance may be granted only if the Planning Commission finds that a variance will not be detrimental to the public safety, or welfare, or injurious to adjacent property and that the tract to be subdivided is of such unusual size and shape or topographical conditions that the strict application of the requirements will result in undue and substantial hardship to the owner of the property.

These options present potential approaches for handling situations that may not perfectly align with the borough subdivision code. The borough attorney should review these options to determine if they could be applied to a specific case involving a road dedication that doesn't fully meet all code requirements.

³ See 18.28 Planned Unit Development

⁴ See 18.26.120 Waiver of Improvements

⁵ See 18.32 Platting Variance

EXHIBIT E



Petersburg Borough, Alaska

Land Disposal Application

(\$500.00 non-refundable filing fee required)

Form must be completed in its entirety to be considered

Office Use:
Rec'd. by: <u>AT</u>
Fee: \$ <u>500-</u>
Date Rec'd: <u>7/31/2024</u>

Date: 6/28/24

This is a request for land disposal via:

- Lease
- Purchase
- Exchange
- Other _____
(Describe)

Parcel ID #(s) of Subject Property:

01-010-752, 01-010-764, 01-010-760,
01-010-766, 01-010-247, 01-010-245,
01-010-430

Proposed term of lease: _____
(total years)

Legal Description(s) of Property:

Lot 1, Lot 2, Lot 3, Lot 5, Lot 5A, Lot 6 Plat 90-14
GL 21

Current Zoning of Property:
Single Family,
OSR

Is the Applicant applying to purchase under Petersburg Municipal Code Section 16.12.030 as one of the following? If yes, check approximate box below:

- State of Federal Agency
- Federally Recognized Tribe
- Nonprofit Entity
- Applying to Purchase for a Public Benefit Purpose per PMC 16.12.030

Applicant Name: Skylark Park LLC

Applicant Mailing Address: PO BOX 2126
Petersburg, AK 99833

Applicant Contact Info: Ambre Burrell
(telephone and email) 907-772-3308 ambre@rocknroadak.com

1. Size of Area requested (identify the minimum area necessary in square feet): _____

2. Attach a map showing the location of the parcel(s) requested. Map must show surrounding area with the land requested clearly marked with bolded borders or highlighted color.

If applicant is applying to purchase property under PMC 16.12.030 for a public benefit purpose, the application must include, at a minimum, the following:

- a) a conceptual plan; Use existing SF home lots and create two roads with 75x100 lots
- b) a financial plan; and Cash in bank and financing from First bank if our buget goes over.
- c) a development timeline Hopefully within a year if everyone can work together

3. Narrative on use of property: Explain proposed use of land and when use is expected to begin and end. Include any planned new construction or renovation, including time-frame when construction or renovation will be completed and type of materials to be used. Provide the estimated dollar value of proposed improvements. Explain the value of the proposal to the economy of the borough and any other information you feel should be considered. (attached additional sheet if necessary)

See Attached

4. Name and address of all adjacent land owners or lessees, including upland owner(s) if applicable: (attach additional sheet if necessary)

Skylark Park LLC

Liv Perschon

Mika Hasbrouck

Hermosa Holdings

Dennis & Heather Oniel

The Mill

5. Are there any existing permits or leases covering any part of the land applied for?

Yes No If yes, please check one: Lease Permit

Describe the type of permit or lease, if applicable, and the name and last known address of the permittee or lessee: _____

6. What local, state or federal permits are required for the proposed use? (list all)

Platting, Rezoning, Corp of Engineers permit

7. If applicant is a corporation, provide the following information:

A. Name, address and place of incorporation: Skylark Park LLC
PO BOX 2126 Petersburg, Alaska 99833
Alaska

B. Is the corporation qualified to do business in Alaska?: Yes No

Name and address of registered agent: Ambre Burrell
PO BOX 2070
Petersburg, AK 99833

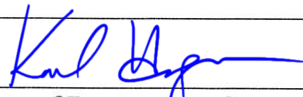
8. Why should the Planning Commission recommend Assembly approval of this request?
Because our community desperately needs affordable housing.

9. How is this request consistent with the Borough's comprehensive plan?

Actively work to reduce barriers for private development
Establish guidelines to allow for and encourage higher density housing while ensuring quality of neighborhoods

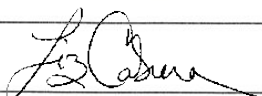
10. Prior to submitting this application, please verify with pertinent Borough Departments that the land requested for lease, purchase, exchange or other disposal is not needed for a public purpose by speaking with the appropriate personnel in the Electric, Water, Wastewater, Community Development, Harbor or Public Works Departments and obtain their comments and signatures below. (attach additional sheet if necessary):

Department Comments: The Power and Light dept has no public purpose for the subject property.



Signature of Department Commenter

Department Comments: Community Development Dept. has no public purpose for the property.



Signature of Department Commenter

Department Comments: Public Works has no public purpose for the subject property.

[Handwritten Signature]

Signature of Department Commenter

Department Comments: _____

Signature of Department Commenter

NOTICE TO APPLICANT(s):

Application must be submitted to the Borough with a non-refundable filing fee of \$500. If the application moves forward, the applicant will be required to deposit with the Borough payment for other costs. See, PMC 16.12.030C(2)(a), 16.12.090, and 16.16.070A, as applicable.

I hereby certify that I have received and reviewed a copy of Petersburg Municipal Code Chapters 16.12 and 16.16 (as they may pertain to my particular application) and understand the Code requirements. I further certify I am authorized to sign this application on behalf of the applicant.

Please sign application in the presence of a Notary Public.

[Handwritten Signature]

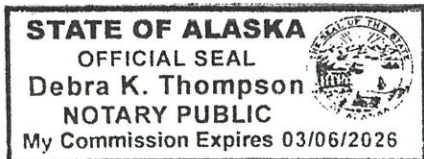
Applicant/Applicant's Representative Signature

Ambre Burrell

Printed Name

Subscribed and sworn to by Ambre Burrell, who personally appeared

before me this 31st day of August, 2024.



[Handwritten Signature]

Notary Public in and for the State of Alaska.

My Commission Expires: 3/6/2026

3. These lots will be used for single family homes or manufactured homes built after 2023. Immediately upon purchase of the property we will begin working with an engineering firm to create utility plans and roadway plans as well as a plat. Once finished engineered plans and plat plan will be submitted to the Borough for approval. Once approved we will begin working with suppliers for all pipe, manholes, hydrants etc necessary to run utilities to lots. Roadwork shall begin when the contractor is available to start. Roadwork and utilities will take approximately 1 year from start to finish for the first road. Second road will be started upon sale of lots located on the 1st road. That road will take an additional year for road and utilities.

Skylark will immediately sell Lots 1,5, 5A and 6 for SF home development. We will then begin ordering 1 manufactured home at a time to place on a lot and sell them, we intend to try and keep costs economical enough for a home owner to qualify for the AHFC manufactured home on lot loans option Additional lots will be sold as vacant land for single family home development.

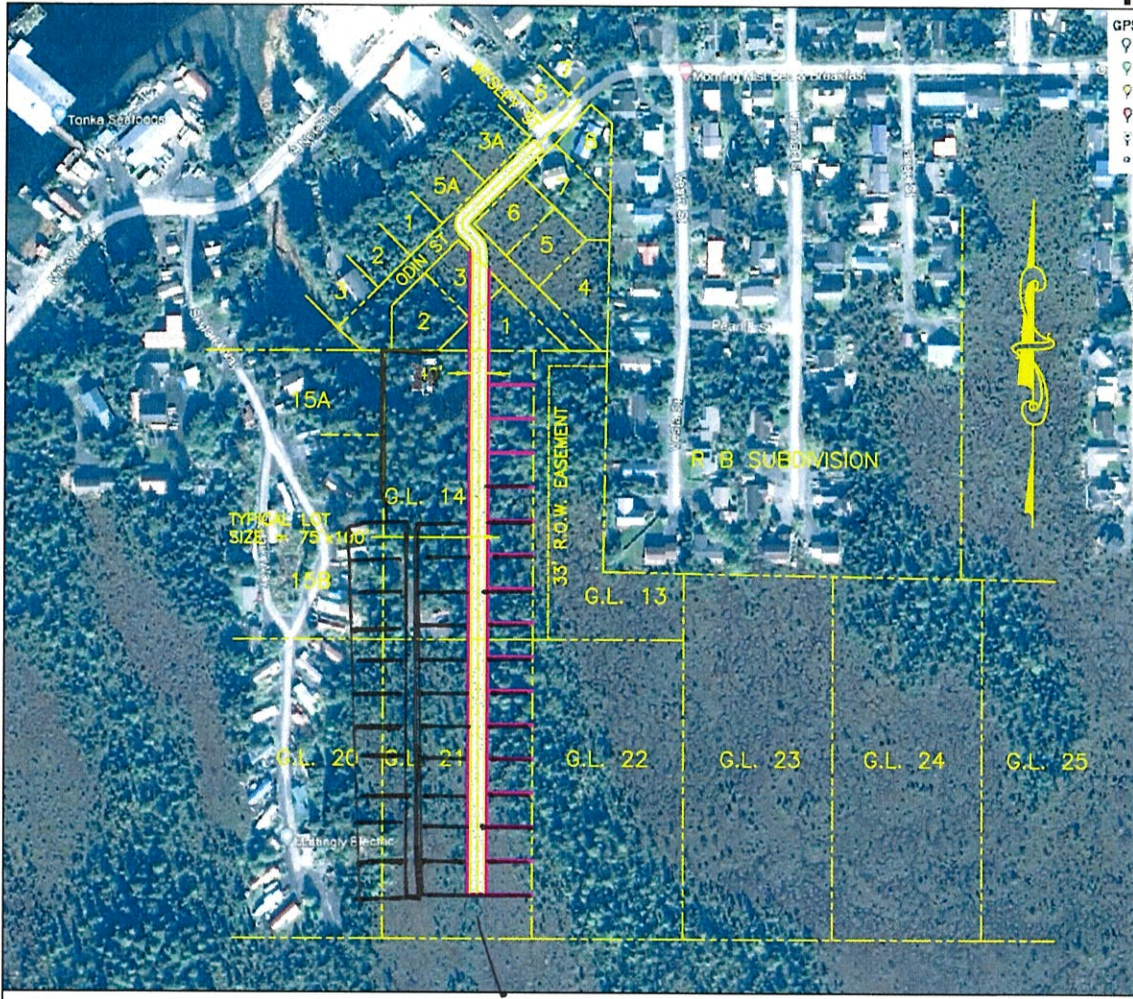
Approximate cost for Engineering, surveying, corp permitting, water, sewer, electrical, and civil work is \$1,500,000.00 – \$1,750,000.00. To date we still do not have a cost from Power and light to run electricity to these lots so this cost is an unknown.

Development plan – Lots will be 75x100 and include setbacks per code. Roadways will be 30' wide. Utilities will be dug to hardpan and roads will go over the 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. Manholes and fire hydrants shall be installed per Petersburg Municipal code.

Petersburg desperately needs affordable housing options. Land with utility and roadway access is extremely limited. Developing lots is costly and the wait list is months, if not years. Skylark Park's owners are also owners of a civil construction company. This uses the resources of land and manufacturer home benefits of Skylark as well as the expertise and years of experience in construction of Rock N Road Construction to make this project as cost effective as possible. This cost savings will mean young adults and families can afford to stay and work in Petersburg, aging residents can have a single story, handicap accessible housing option as well as adding property tax revenue which will benefit our schools and help maintain the additional infrastructure we are adding to the community.

The Borough will benefit immediately from this development by putting these lots on the tax rolls. Currently 8800 sq ft lots are valued at \$54,000 in neighborhoods near by. Once 30 lots are able to be subdivided this will mean an approximate taxable value to the Borough of \$1,620,000. Once homes go on these lots that number will skyrocket. Furthermore Petersburg will begin to see an increase in median income families able to stay in Petersburg and we can begin to fill employment positions that have sat empty waiting for qualified people to be able to afford to live here.

In closing I would like to add that Planning and zoning has already approved rezoning of GL 21. This subdivision will only be able to succeed and move forward if the Assembly approves the rezoning of GL 21 to SF manufactured home.



30' Roadway
75x100' lots

SKYLARK CONCEPTUAL DEVELOPMENT PLAN
OF GOV'T. LOTS 14, 20 & 21, SECT. 33,
T58S, R79E, C.R.M. AND OF LOTS 1 & 3
OF THE SKYLARK II SUBDIVISION PLAT No. 90-14
PETERSBURG RECORDING DISTRICT

LEGEND:

-  RECORD BOUNDARY
-  PROPOSED BOUNDARY
-  PROPOSED EDGE ROAD
-  PROPOSED ROAD CENTERLINE

NOTES:

THIS DOCUMENT IS A CONCEPTUAL SKETCH TO SHOW THE PRELIMINARY LAYOUT OF THE SKYLARK DEVELOPMENT PLAN. BOUNDARIES ARE BASED ON MIXTURE OF RECORD INFORMATION AND HAVE NOT BEEN OFFICIALLY ESTABLISHED BY A LAND SURVEY.

CLIENT: ROCK & ROAD CONSTRUCTION INC.
P.O. BOX 1188
PETERSBURG, AK 99833

SURVEYOR
CENTRAL SOUTHEAST SURVEYORS

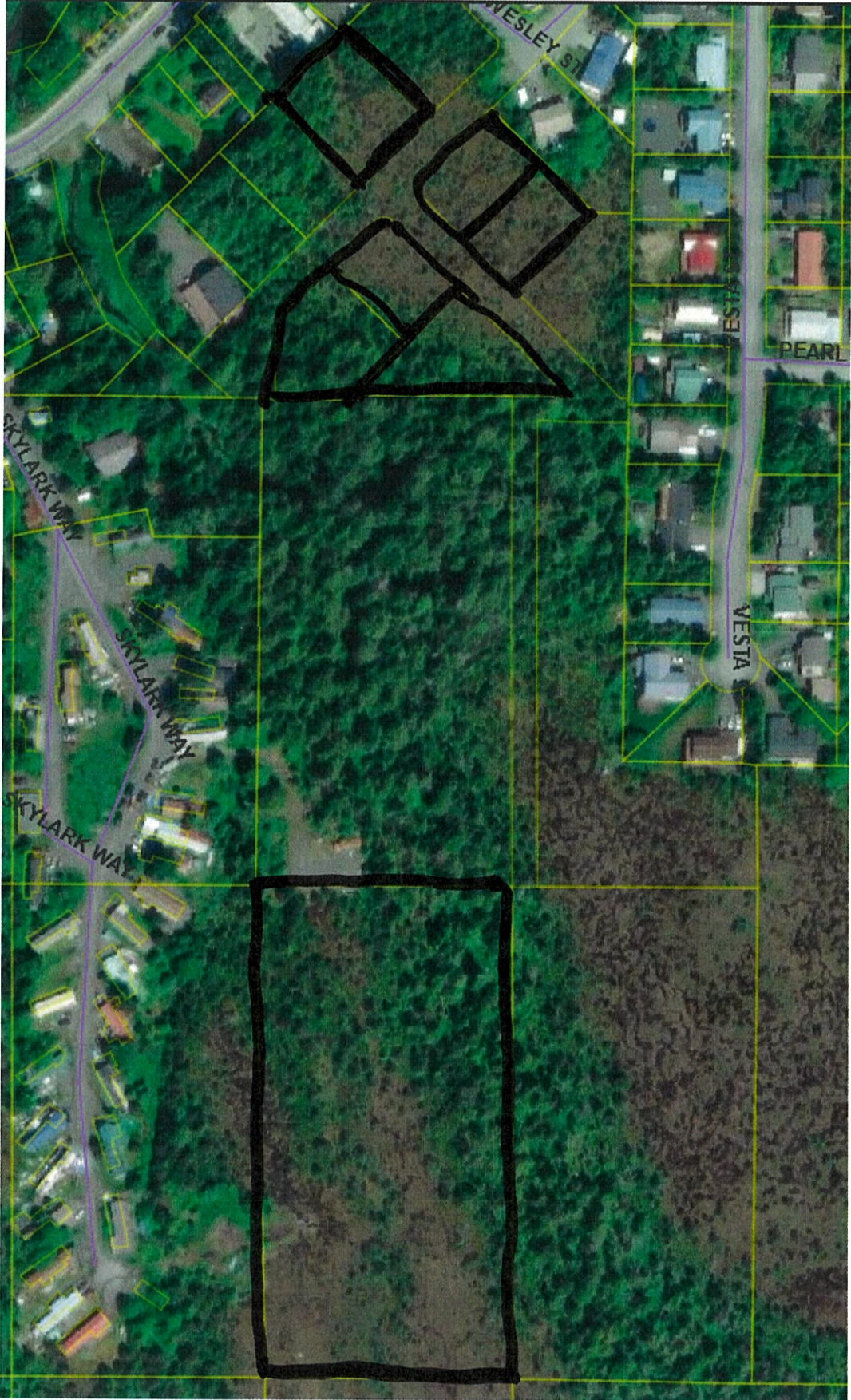
P.O. BOX 533, PETERSBURG, AK 99833
PH (907) 518-0075



SKETCH COMPLETED 10/31/2023 SCALE: 1" = 400'

DRAWN BY D.C.T. PROJ. No. SKYLARK 2023

REV. 10/31/23



Proposed
lots to
purchase

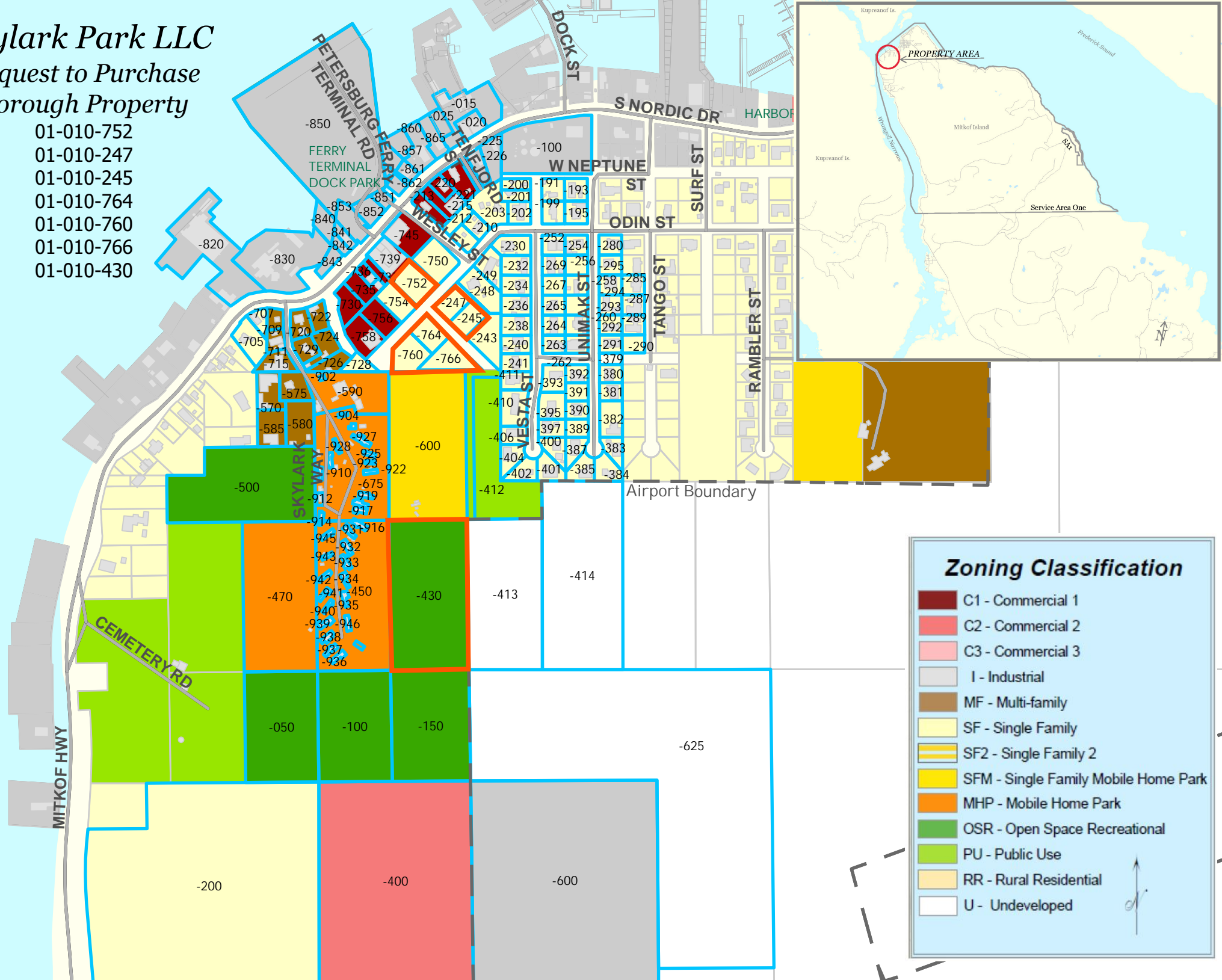
EXHIBIT F

Skylark Park LLC

Request to Purchase

Borough Property

- 01-010-752
- 01-010-247
- 01-010-245
- 01-010-764
- 01-010-760
- 01-010-766
- 01-010-430



Zoning Classification

- C1 - Commercial 1
- C2 - Commercial 2
- C3 - Commercial 3
- I - Industrial
- MF - Multi-family
- SF - Single Family
- SF2 - Single Family 2
- SFM - Single Family Mobile Home Park
- MHP - Mobile Home Park
- OSR - Open Space Recreational
- PU - Public Use
- RR - Rural Residential
- U - Undeveloped

EXHIBIT G



October 21, 2024

**GARD TIMOTHY GARD LISA
21700 WILDFLOWER DR
NEWBERG, OR 97132**

NOTICE OF SCHEDULED PUBLIC HEARINGS

The Petersburg Borough Planning Commission has scheduled a public hearing to consider:

A recommendation to the Borough Manager of an application from Skylark LLC to purchase borough-owned property for a public benefit purpose at 1104, 1105, 1107, 1111 ODIN ST AND LOTS 3 and 5, PLAT 90-14, AND GOV'T LOT 21 (PID: 01-010-752, 01-010-764, 01-010-760, 01-010-766, 01-010-247, 01-010-245, 01-010-430).

The public hearing and consideration of the application will be held:	Tuesday, November 12th, 2024, at 12:00 PM Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via ZOOM , please contact Anna Caulum at 907-772-5409.	

Interested persons desiring to present their views on the applications, either in writing or verbally, will be given the opportunity to be heard during the above-mentioned hearing. Said hearing may be continued from time to time as necessary. If the Planning Commission is unable to meet at the date and time stated above, this application will be considered at a future meeting with no further notice provided except for the general notice provided to the public.

TO SUBMIT WRITTEN COMMENTS TO THE PLANNING COMMISSION	
By Mail:	PO Box 329, Petersburg, Alaska 99833
By Email:	acaulum@petersburgak.gov
Hand-Deliver:	Petersburg Municipal Building, 12 S. Nordic Dr.

The Petersburg Municipal Code (PMC) provides for an appeal of a Planning Commission decision to the Borough Assembly by the property owner or a governmental agency, or any property owner within 600' of the applicant property and requires that such an appeal be filed within 10 consecutive calendar days of the date the decision is made. For more information regarding appeal requirements, please see PMC Chapter 19.92.

Sincerely,

Liz Cabrera
Community & Economic Development Department

Name1	Name2	Address1	City	State	Zip
CHRIST FRY		PO BOX 1440	PETERSBURG	AK	99833-1440
HEATHER O'NEIL		PO BOX 1083	PETERSBURG	AK	99833-1083
JIM FLOYD		PO BOX 281	PETERSBURG	AK	99833-0281
JOHN JENSEN		PO BOX 681	PETERSBURG	AK	99833-0681
PHIL MESSK		PO BOX 1514	PETERSBURG	AK	99833-1514
MARIETTA DAVIS		PO BOX 673	PETERSBURG	AK	99833-0673
SKYLARK PARK LLC		PO BOX 2070	PETERSBURG	AK	99833-2070
ACUNA JOSE JESUS		PO BOX 2086	PETERSBURG	AK	99833-2086
AGNER JESSE A	AGNER MARGARET H	PO BOX 565	PETERSBURG	AK	99833-0565
ALASKA LAND COMPANY		2500 VISCOUNT WAY	RICHMOND	BC	V6V 1N1
ALASKA STATE OF		550 W 7TH AVE STE 1050A	ANCHORAGE	AK	99501-3579
AMANECER ELIZABETH		PO BOX 215	PETERSBURG	AK	99833-0215
ANDERSON AMY E		PO BOX 1781	PETERSBURG	AK	99833-1781
ARMIN NORMAN	ARMIN MERRY	PO BOX 1876	PETERSBURG	AK	99833-1876
BERTAGNOU JOE		PO BOX 481	PETERSBURG	AK	99833-0481
BOJORQUEZ-FELIX RICARDO		PO BOX 2011	PETERSBURG	AK	99833-2011
BRADFORD AARON	BRADFORD JANET	PO BOX 1103	PETERSBURG	AK	99833-1103
BRAUN RICK G	BRAUN SUE A	PO BOX 211	PETERSBURG	AK	99833-0211
BURRELL SIGMUND BURRELL AMBRE	SKYLARK PARK LLC	PO BOX 2070	PETERSBURG	AK	99833-2070
CANGIALOSI SALVATORE A		PO BOX 1414	PETERSBURG	AK	99833-1414
CARNES SHANE	PHILLIPS DEANNA	PO BOX 1573	PETERSBURG	AK	99833-1573
CHITTENDEN TIMOTHY R		PO BOX 1774	PETERSBURG	AK	99833-1774
CISNEY JOE ALLEN	CISNEY JENNIFER MAE	PO BOX 349	PETERSBURG	AK	99833-0349
CLARK KEVIN J		PO BOX 1256	NOME	AK	99762-1256
CONN JOSHUA H	CONN HEATHER	PO BOX 593	PETERSBURG	AK	99833-0593
CONNOR WILLIAM H JR		PO BOX 1124	PETERSBURG	AK	99833-1124
COOK MELINDA		PO BOX 1852	PETERSBURG	AK	99833-1852
COTTA CARISSA R		PO BOX 615	PETERSBURG	AK	99833-0615
CUMMINGS ROBIN	CUMMINGS JOYCE	PO BOX 1754	PETERSBURG	AK	99833-1754
CURTIS DYLAN		PO BOX 2065	PETERSBURG	AK	99833-2065
DAVIS KELLY		PO BOX 311	PETERSBURG	AK	99833-0311
DIAMANTE GIFT SHOPPE INC		PO BOX 1029	PETERSBURG	AK	99833-1029
EC PHILLIPS AND SONS INC		2500 VISCOUNT WAY	RICHMOND	BC	V6V 1N1
EGEN KADDY		PO BOX 1644	PETERSBURG	AK	99833-1644
ELLIS MARY ANNE		PO BOX 472	PETERSBURG	AK	99833-0472
ENGELL JAMES B	ENGELL JILL E	PO BOX 730	PETERSBURG	AK	99833-0730
ENRIQUEZ JORGE A	ENRIQUEZ MINDY J	PO BOX 1132	PETERSBURG	AK	99833-1132
FALTER TERRY	FALTER TERRI	PO BOX 1868	PETERSBURG	AK	99833-1868
FRANKLIN CLAYTON S		PO BOX 62	PETERSBURG	AK	99833-0062
FRANKLIN KYLE O	FRANKLIN VIKKI	PO BOX 62	PETERSBURG	AK	99833-0062
FRENTZ STEPHEN	FRENTZ MELANIE	PO BOX 66	PETERSBURG	AK	99833-0066
FRIEND REX	FRIEND CHERI	PO BOX 1225	PETERSBURG	AK	99833-1225
GARD TIMOTHY	GARD LISA	21700 WILDFLOWER DR	NEWBERG	OR	97132
GOOD INVESTMENTS LLC		PO BOX 818	PETERSBURG	AK	99833-0818
GRANBERG LOREEN		PO BOX 2002	PETERSBURG	AK	99833-2002
HAMMER KACEY		PO BOX 97	PETERSBURG	AK	99833-0097
HASBROUCK MIKA JERE		PO BOX 1902	PETERSBURG	AK	99833-1902
HELMS DAVID	HELMS ALEXANDREA	PO BOX 2194	PETERSBURG	AK	99833-2194
HERMOSA HOLDINGS LLC		PO BOX 1393	PETERSBURG	AK	99833-1393
HESS COURTNEY N	HESS REX	PO BOX 1332	PETERSBURG	AK	99833-1332
HOLMGRAIN RANDALE E	HOLMGRAIN SARAH	PO BOX 1975	PETERSBURG	AK	99833-1975
JONES KENNETH JOHN LORGEN MARIE H	THE LORGEN-JONES LIVING TRUST	311 MATS VIEW RD	PORT LUDLOW	WA	98365
KANDOLL BRIAN	KANDOLL CAROL	PO BOX 1363	PETERSBURG	AK	99833-1363
KLUFT-PAINTER JONATHAN T	KLUFT-PAINTER ERICA L	PO BOX 1972	PETERSBURG	AK	99833-1972
LENZ TONE		PO BOX 1073	PETERSBURG	AK	99833-1073
LITSHEIM PETER	LITSHEIM THERESA	PO BOX 856	PETERSBURG	AK	99833-0856
LUHR JASON	LUHR STACY	PO BOX 1663	PETERSBURG	AK	99833-1663
LYNN CYNTHIA E		PO BOX 1758	PETERSBURG	AK	99833-1758
LYONS HEIDI PERSCHON LIV	ONEIL HEATHER	PO BOX 527	PETERSBURG	AK	99833-0527
LYONS JACK C	LYONS HEIDI	PO BOX 527	PETERSBURG	AK	99833-0527
M&K SCHWARTZ AK TRUST		PO BOX 434	PETERSBURG	AK	99833-0434
MAIN KEVIN		PO BOX 1704	PETERSBURG	AK	99833-1704
MARIFERN SAMANTHA		PO BOX 178	PETERSBURG	AK	99833-0178
MARSH KIRT	MARSH DONNA	PO BOX 1421	PETERSBURG	AK	99833-1421
MARTIN BROCK F	WEBB SUZANNE M	PO BOX 1398	PETERSBURG	AK	99833-1398
MARTIN MARIA F		PO BOX 646	PETERSBURG	AK	99833-0646
MATTINGLY DARBY	MATTINGLY NICHOLE	PO BOX 783	PETERSBURG	AK	99833-0783
MCCAY ASHON	MCCAY NATALIE	PO BOX 2001	PETERSBURG	AK	99833-2001
MORAN TONY	MORRILL ELLEN	PO BOX 1191	PETERSBURG	AK	99833-1191
MORRILL DANIEL		112 BLACK POWDER RD	FOLSOM	CA	95630
MORRIS CHRISTINA		709 9TH DR SE	LAKE STEVENS	WA	98258-3029
MOULTON WILLIAM T	MOULTON PATRICIA	PO BOX 456	PETERSBURG	AK	99833-0456
MURDOCK WILLIAM CHARLES	MURDOCK EILEEN ROSE	PO BOX 850	PETERSBURG	AK	99833-0850
NEIDIFFER JUSTIN		PO BOX 1763	PETERSBURG	AK	99833-1763
NEIDIFFER KIMBERLY		PO BOX 1913	PETERSBURG	AK	99833-1913
NELSON JOSEPH T	NELSON KAREN G	PO BOX 731	PETERSBURG	AK	99833-0731
NEWMAN LUCAS	NEWMAN TANGI	PO BOX 476	PETERSBURG	AK	99833-0476
NEWMAN SCOTT D	NEWMAN CYNTHIA	PO BOX 1348	PETERSBURG	AK	99833-1348
NEWPORT RACHEL M		PO BOX 1211	PETERSBURG	AK	99833-1211
NORHEIM LADD	NORHEIM BRENDA	PO BOX 935	PETERSBURG	AK	99833-0935
NISSBAUMER DONA M	NISSBAUMER ALVIN	PO BOX 994	PETERSBURG	AK	99833-0994
ONEIL DENNIS	ONEIL HEATHER	PO BOX 1083	PETERSBURG	AK	99833-1083
OREAR LARRY	OREAR KATHY	PO BOX 115	PETERSBURG	AK	99833-0115
O'SOUP DERRICK G	O'SOUP KELLY N	PO BOX 1994	PETERSBURG	AK	99833-1994
PARKER SAMMY	NEWTON LEEROY	PO BOX 1364	PETERSBURG	AK	99833-1364
PERRY DONALD E	PERRY LYNNE M	PO BOX 1566	PETERSBURG	AK	99833-1566
PERRY JADEN		PO BOX 891	PETERSBURG	AK	99833-0891
PERSCHON LIV M		PO BOX 128	PETERSBURG	AK	99833-0128
PETERSBURG BIBLE CHURCH		PO BOX 704	PETERSBURG	AK	99833-0704
PETERSEN KARI ANN		PO BOX 2044	PETERSBURG	AK	99833-2044
PETERSON RAYMOND G	PETERSON ELIZABETH K	PO BOX 1491	PETERSBURG	AK	99833-1491
PETRO 49 INC	HARBOR ENTERPRISES INC	PO BOX 389	SEWARD	AK	99664
PHILLIPS AARON L		PO BOX 624	PETERSBURG	AK	99833-0624
PHILLIPS JEANETTE		PO BOX 386	PETERSBURG	AK	99833-0386
PISTON AND RUDDER SERVICE INC		PO BOX 1308	PETERSBURG	AK	99833-1308
PLEW EVA R	SALOMONE PAUL	PO BOX 413	PETERSBURG	AK	99833-0413
POOLE JEFFREY		PO BOX 1715	PETERSBURG	AK	99833-1715
RADFORD GENESIS & MARTINEZ-MACIAS	ALBERTO GREGORIO	PO BOX 2062	PETERSBURG	AK	99833-2062
RENO SEAIRA	SCHONBERG FRANZ	PO BOX 1434	PETERSBURG	AK	99833-1434
RIBICH ELI	RIBICH GAIL	PO BOX 110	PETERSBURG	AK	99833-0110
ROBERTS MARK S	WHITE-ROBERTS LORI	PO BOX 246	PETERSBURG	AK	99833-0246
ROESEL CHARLES M	ROESEL SALLY A	PO BOX 201	PETERSBURG	AK	99833-0201
ROSVOLD ANDERS O		PO BOX 1993	PETERSBURG	AK	99833-1993
ROUNDTREE DEAN & ELENA	ROUNDTREE ARIEL M	PO BOX 454	PETERSBURG	AK	99833-0454
ROUNDTREE KYLE		PO BOX 1497	PETERSBURG	AK	99833-1497
RPM HOLDINGS INC		PO BOX 918	PETERSBURG	AK	99833-0918
SAKAMOTO DIANNA	QUEZON ALVIN	PO BOX 1668	PETERSBURG	AK	99833-1668
SCHWARTZ JAMES	SCHWARTZ LESLIE	PO BOX 1506	PETERSBURG	AK	99833-1506
SHAY SETH	SHAY KATIE	PO BOX 1986	PETERSBURG	AK	99833-1986
SKEEK GEORGE		PO BOX 334	PETERSBURG	AK	99833-0334
SLAVEN JACOB		PO BOX 973	PETERSBURG	AK	99833-0973
SLAVEN KILLIAN		PO BOX 582	PETERSBURG	AK	99833-0582
STUEBER NORIE	STUEBER GERALD M JR	PO BOX 102	PETERSBURG	AK	99833-0102
STROMDAHL JAMES	STROMDAHL MARY	PO BOX 1326	PETERSBURG	AK	99833-1326
TANGATAILOA STACIE LM		400 NE 153RD ST	SHORELINE	WA	98155
THE MILL INC		PO BOX 790	PETERSBURG	AK	99833-0790
THOMASSEN SCOTT	RRT TRUST / SPECIAL NEEDS TRUST	PO BOX 152	PETERSBURG	AK	99833-0152
TIDWELL JARED		PO BOX 496	PETERSBURG	AK	99833-0496
TONKA SEAFOODS		PO BOX 1420	PETERSBURG	AK	99833-1420
TUCKER EMIL K	CHRISTENSEN CARIN L	PO BOX 1785	PETERSBURG	AK	99833-1785
WICK THERESA	WICK DAN	PO BOX 1271	PETERSBURG	AK	99833-1271
VOLK ROBERT D	VOLK ANNE	PO BOX 576	PETERSBURG	AK	99833-0576
WALLEN LISA J		PO BOX 1668	PETERSBURG	AK	99833-1668
WOOD GEORGE	WOOD SUSAN	PO BOX 902	PETERSBURG	AK	99833-0902
WORHATCH ERICA		PO BOX 986	PETERSBURG	AK	99833-0986
YOUNG ELROY L & ALICE H		PO BOX 2100	PETERSBURG	AK	99833-2100
REGULA RANDY R & REBECCA A		PO BOX 1687	PETERSBURG	AK	99833-2100
YUEN THAN		PO BOX 1113	PETERSBURG	AK	99833-1113

EXHIBIT H

Debra Thompson

From: Eloise <oleandel1970@gmail.com>
Sent: Wednesday, October 2, 2024 8:17 PM
To: Assembly
Subject: Ref: Rock n Road/Affordable Housing

We are in support of Rock n Roads plan for affordable housing for Petersburg.
We encourage the assembly to pass their plan.

Thank you,
David and Eloise Whitethorn

Debra Thompson

From: Kaitlin Willis <kaitlinwillis8@gmail.com>
Sent: Thursday, October 3, 2024 12:05 PM
To: Assembly
Subject: Housing

Petersburg is in DESPERATE need of affordable housing. Instead of spending millions on studies help Skylark Park and the Burrell's make this happen!

10/3/2024

Dear Assembly members,

This letter is in regards to the Affordable Housing Project that is being handled by Rockin Road Construction. I believe this investment of land would be a great deed/assets to Petersburg. When I moved back to town in 2021 it was extremely hard to find an affordable place to live. We have so many jobs that need to be filled by qualified personal and we can't fill those spots due to the fact there is basically nowhere to live affordably. We also would benefit from all the families that are wanting to move to town and live in a safer community and bring more workers to town. I strongly support Rockin Roads plans and investments for our town.

Best regards,

Chrystine Lynn

Volunteer of EMS, SAR & Fire

Terminal Agent Alaska Ferry DOT

Debra Thompson

From: Carrie Martinsen <carrie@tongassbotanicals.com>
Sent: Saturday, October 5, 2024 8:46 AM
To: Assembly
Subject: Skylark

Dear Assembly Members,

I am writing this letter in support of Skylark LLC's permit for development of land for affordable housing in Petersburg.

Carrie Martinsen

Tongass Botanicals & Soils
Petersburg, AK 99833
(907)518-1490

Debra Thompson

From: Tim Kivisto <timkivisto@icloud.com>
Sent: Saturday, October 5, 2024 3:05 PM
To: Assembly
Subject: Housing

I personally believe that Petersburg is in **SERIOUS** need of affordable living situations. How about instead of you spending millions on studies, you can help Skylark Park and the Burrell's make this happen to benefit the community.

Sent from my iPhone

Debra Thompson

From: Emma Edson <emmajo.edson@gmail.com>
Sent: Sunday, October 6, 2024 4:06 PM
To: Assembly
Subject: Letter of Support - Skylark Park
Attachments: Skylark Park - Letter.pdf

Please find attached letter of support for tomorrow's agenda.

Best,
Emma Edson
907-371-9927

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](#)

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

Debra Thompson

From: Marsha Sandhofer <tmsand93@gmail.com>
Sent: Sunday, October 6, 2024 6:15 PM
To: Assembly
Subject: Skylark Park, LLC Land Purchase Application for a Public Benefit Purpose

I am writing in support of Skylark Park LLC's application to purchase land to build a subdivision in Petersburg. I sympathize with those who oppose the idea due to the "not in my backyard" issue, but we will never get anywhere in overcoming the housing crisis in Petersburg if we allow that kind of thinking to prevent further development of affordable housing options. I think the proposed location is a good one. It is not taking up valuable waterfront. It is not taking up valuable industrial lots. It is near an existing residential area so things like bus routes, snow plowing, etc are already established in that area.

Please vote to refer this request to the Planning Commission so they can do the job we have elected them to do and so that the public has more chance to show their support.

Thank you,

Marsha Sandhofer

Resident of Petersburg for 46 years

Debra Thompson

From: Tore Lenz <tkwl9031@gmail.com>
Sent: Sunday, October 6, 2024 7:50 PM
To: Assembly

Petersburg Bc

Petersbu

Dear Petersburg Assembly,

I am writing in support of the Burrell's mission to provide affordable housing to the residents of Petersburg, AK through Skylark Park.

It would be a great addition to our community to add affordable and available home/prc

Sincerely,

Tore Lenz

Tkwl9031@gmail.com

Debra Thompson

From: Heather Conn <mother.conn@gmail.com>
Sent: Sunday, October 6, 2024 8:02 PM
To: Assembly
Subject: Skylark Park, LLC Land Purchase Application for a Public Benefit Purpose

Good Evening,

I hope to encourage the assembly to move in favor of the Burrell's idea to expand housing in Petersburg. I worry that without affordable housing we will not be able to attract families who want to build their home here. By providing affordable housing we can begin to ensure the future of Petersburg.

~Heather Conn

Debra Thompson

From: Donald Sperl <donaldsperl@gmail.com>
Sent: Sunday, October 6, 2024 9:08 PM
To: Assembly
Subject: To the PSG assembly:

To the PSG assembly:

As a builder in Petersburg for over 25 years... please consider the following:

Recent spikes in costs for materials, services, shipping, and property has been difficult for residents . After several recent personal building projects and dozens of conversations with folks that WANT to build, it's obvious we can't change all of these factors.

What CAN change, is to streamline buying/ developing lots that can be made build -ready.

At the lowest price possible.

Offering smaller parcels (which means lower price), definitely will make this easier.

The borough has provided some great small-home plans....

But Right now, because of zoning or covenant provisions, there are very few properties that could accommodate these!

We have heard lots of "ideas "

Lately of how to solve the housing crisis. This is putting an idea into reality.

The Burrell's plans for the skylark development is exactly what new home builders with a specific budget are looking for.

Please consider offering this at the lowest possible cost and with the least hoops to jump through.

Thank you,

—Donald Sperl

Donald Sperl

Debra Thompson

From: fvlaurier@gci.net
Sent: Monday, October 7, 2024 8:01 AM
To: Assembly
Subject: Skylark LLC property purchase

Assembly Members,

Petersburg has a affordable housing crisis, and Skylark, LLC, has attempted numerous times to move this project forward to help with that issue. They have met unnecessary roadblocks each time. What they purpose puts more homes and property on the local tax roles, mostly at their own expense. We ask the assembly members to move this forward with a REASONABLE price tag on the property in question. Assessing the value of the property has to be fair, the original price on property was way too high for a piece of " prime Alaskan muskeg" that most likely will never be developed otherwise. And now, with the crazy inflated prices going on in our borough, if have it assessed again now, it will be even higher!! I believe the assembly members should put forth a reasonable cost for the property, not have it assessed ...again. Also, I don't understand sending it back to planning and zoning, when they have approved this project and sent it on to the assembly. Please stop "jerking" these people around!

We have an interest in this project moving forward, Steve and I plan, at some point, for the need to move to town from Point Agassiz when we might need to. We'd like to build a small home in town to use when visiting friends and family in town and eventually we would move into it full time. At this point, we cannot afford to build in town, let alone move to town. Prices on property and homes has gone way over the price that we could afford.

Thank you for your time, Steve and Kris Thynes

Debra Thompson

From: Jimmy Martinsen <jimmy@tamico.net>
Sent: Monday, October 7, 2024 8:20 AM
To: Assembly
Subject: Skylark Subdivision

To All

I am in support of the Skylark Subdivision plan for several reasons.

-Petersburg needs more affordable housing options to give younger and future generations the ability to live in their hometown.

-Not only do I support this plan, but the Borough should be incentivizing these types of projects to ensure that they are completed and successful

-If we do not take steps to lower costs for year round residents this town will be no longer be what it has always been, a hard working industrial minded community. Enough of the selling out to influences that will further handicap the industries of the Region.

--

Jimmy Martinsen
PO Box 1708
Petersburg, AK 99833
907-340-6494



Debra Thompson

From: Mike File <mcfile195@gmail.com>
Sent: Monday, October 7, 2024 10:14 AM
To: Assembly
Subject: Fwd: skylark land purchase

----- Forwarded message -----

From: **Mike File** <mcfile195@gmail.com>
Date: Mon, Oct 7, 2024 at 10:09 AM
Subject: skylark land purchase
To: Cheryl H File <cheryl@aptalaska.net>

October 7.2024

Petersburg Borough assembly:

We are writing in support of the Skylark Park LLC to purchase Borough land for a reasonable/ realistic value.

Let's use this as an opportunity to open up some housing for folks and add some revenue to the borough now and in the long term.

There isn't an arguable reason not to approve this when so many people have been shouting about a housing crises in Petersburg.

Thank you for your support,
Mike and Cheryl File

October 21, 2024

To: The Citizens of the Petersburg Borough, Petersburg Borough Planning Commission, and The Petersburg Borough Assembly

Re: Skylark Park LLC Land Disposal Application

DT: October 23, 2024

I have owned the home in which I reside at 1101 Odin Street since 2016. My home sits directly where Westly and Odin streets intersect and at the entrance to the proposed new Skylark Subdivision. I have several questions, comments, and concerns with this project.

Last year I attended the Borough's Planning and Zoning meeting where this proposed project was first introduced. I learned several things about this project, and with learning more, and in considering the impacts of the project, I have even more questions.

Firstly, to the many people who will jump on board to support this proposal without taking the time to learn the black-and-white facts: This is NOT an affordable housing program; it is a for-profit proposal that would provide a new housing opportunity in Petersburg that would be subsidized by the Borough residents in the form of a discounted sale price of Borough property.

Secondly, this proposal continuously mentions "Petersburg desperately needs affordable housing," which it does, but there is no definition included as to what "affordable" means within this project and nothing about who will get to buy these lots and homes and if there will be stipulations as to owner occupancy etc.

As this project has evolved, there have been changes to the initial proposal.

Had I not come to town to attend last year's Planning Commission meeting it's likely that the Single Family Residential (SFR) lots surrounding my SFR home would have been rezoned to be reduced in size and would have allowed for manufactured homes, greatly affecting the value of my home and the properties adjacent. The rest of the Severson Subdivision residents whose homes are adjacent to this project were subsequently given a buffer or green belt to delineate the two differing developments. I'm presuming that due to location

mine was not, which is a problem. My existing home will be the most impacted by this project.

With 36 homes added to this new road beside my house, with at least two cars per household, traffic would increase immeasurably. Having Westly and Odin be the only and/or primary access point to the new Skylark Subdivision would not be safe, as the volume of traffic would be too much through a single-family residential neighborhood with its undeniable safety hazards. In addition, it would simply void the quality of the existing single-family residential neighborhood which the application states they want to ensure.

The Borough is already challenged to maintain the sidewalk on Westly so that it is walkable, and it's doubtful they will maintain it further to accommodate the increased wear-and-tear and the policing of chronic speeders and corner cutters. Odin and Westly see dozens of dog walkers, bicyclists, baby carriages, and school bus riders daily. (I'm very aware of the traffic patterns as my home office overlooks the existing intersection.)

To further my point that having Westly and Odin be the only, or primary, access point to dozens of additional homes is not acceptable: The applicants already own a road through their Skylark Park that directly accesses the proposed new subdivision, so it is not clear why it is so important to change the peaceful and safe environment of the current Severson Subdivision to accommodate the new project over already-established, tax-paying home and property owners. It certainly would not ensure the quality of the SFR neighborhood.

Also, last year it was initially proposed that Skylark LLC would build the new road and then hand it over to the Borough to maintain. That language is no longer in the application. However, I do notice that the road-building plan is vague and is not to Borough Specs (which I have enclosed for your reference). In addition to everything else, as a taxpayer, I do not support the Borough assuming responsibility for any infrastructure that is not built to spec ensuring its quality and integrity. All this needs to be addressed before this application goes any farther, especially considering the request for a discounted sale price on the property, a discount that is not offered to the general public.

The Petersburg Borough taxpayers are already footing expenses on multiple Borough assets that are in disrepair (from buildings to other roads, along with the projects just approved for bonding in our recent election"). We cannot accept responsibility for anymore infrastructure that does not meet the Borough's

specs; it simply doesn't add to the affordability of homes when taxpayers are then burdened with unnecessary maintenance costs.

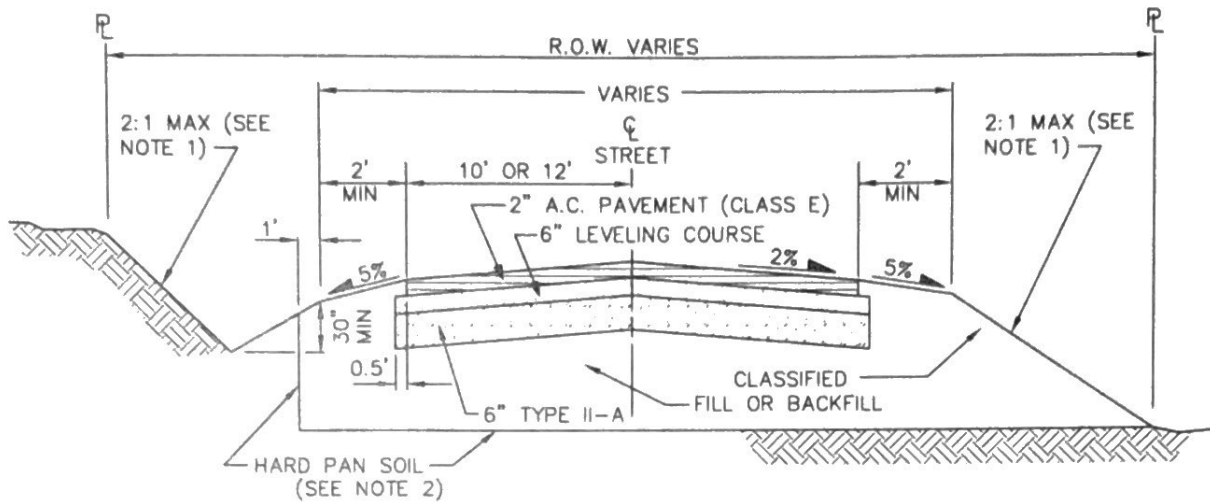
I'm also troubled that a lot of people seem to be misinformed by this project and don't know what questions they should be asking and/or don't realize that this venture will come at a cost to some. However, most won't because no one wants to shed a negative light on themselves in a small town no matter their concerns or reservations.

Lastly, the tract of land where the proposed new road will begin is quite small. The little aerial picture included in the application is misleading. I know of only one Borough Assembly member who has walked the property markers to get a true sense of how congested this roadway in a SFR neighborhood would be to give access to a new 30+ home subdivision. The road that is currently platted was never intended to go farther than the existing SFR neighborhood.

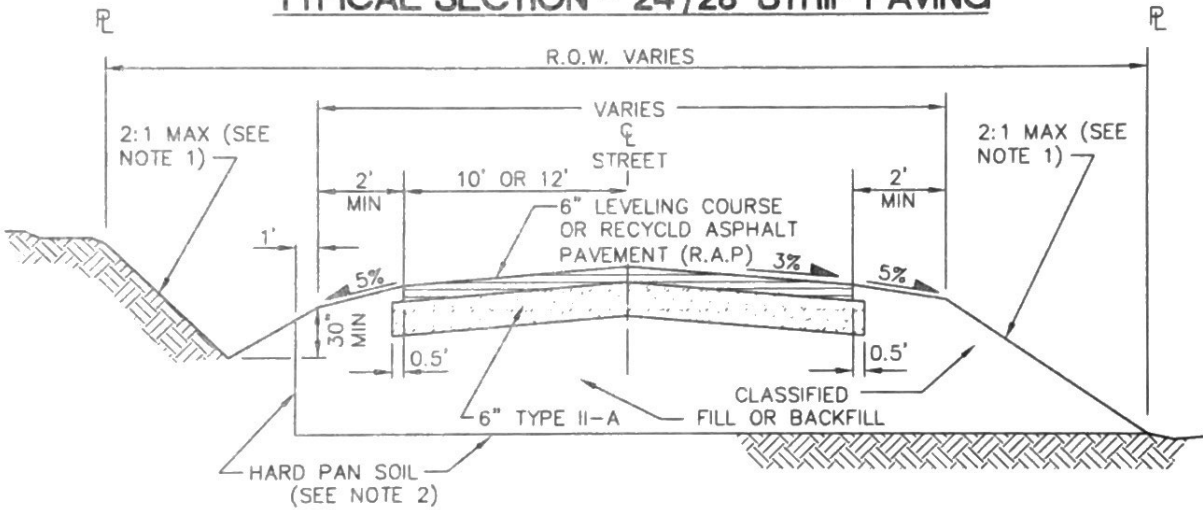
In summary, this proposal does not ensure the quality of neighborhoods, and this "Affordable Housing" proposal should not come at the cost of established homeowners.

I do support private development, and I believe in the importance of affordable home ownership. I'm a regular working mom who has spent more than 10 of the past 17 years at sea with the ferry system to afford my home. I simply want to retain what I've invested in. We need to find a better way to make housing more available to Petersburg residents.

Mika Cline
1101 Odin Street
Petersburg
(907) 957-2950



TYPICAL SECTION - 24'/28' STRIP PAVING



TYPICAL SECTION - 24'/28' R.A.P./GRAVEL STREET

NOTES:

1. PLACE OR REMOVE AND GRADE MATERIAL IN A NEAT MANNER FROM EXCAVATION LIMITS TO EXISTING ELEVATION AT PROPERTY LINE OR AS DIRECTED BY THE ENGINEER. (MAXIMUM 2:1 CUT AND FILL SLOPES)
2. ENGINEER WILL DETERMINE THE DEPTH OF EXCAVATION.
3. UNLESS OTHERWISE APPROVED, THE CENTERLINE OF STREET SHALL BE THE CENTERLINE OF R.O.W.



SCALE:
NTS

APPROVED:

REVISED:
4/12

**TYPICAL SECTIONS
24'/28' STRIP PAVED AND
R.A.P./GRAVEL STREETS**

SECTION #
DIV 20

DETAIL #
20-1