

Debra Thompson

From: Karl Hagerman
Sent: Monday, April 09, 2018 4:22 PM
To: Debra Thompson
Cc: Liz Cabrera; Stephen Giesbrecht
Subject: RPM Holdings Land Use Request

Debbie,

Max Peeler had come in and talked with Liz and I regarding RPM's desire to develop the large tract of land adjacent to Libby's Strait. Although they have a large parcel, the access to it is stymied by the large cut bank for the highway. To develop a road into the front of their parcel would be highly expensive due to the large amount of excavation required to achieve passable street slopes of 10% or less (PMC requirement). Also, if a road into the front of this parcel is developed, it makes economic sense to incorporate main line utilities at the same location. While there are underground water and sewer mains in this area, the sewer main is a pressurized main (also known as a force main) that does not present the best service to the subdivision if connected at the force main's midpoint.

The request to utilize a currently unused, and likely unusable, Borough parcel to establish a right of way for access to their subdivision has some clear advantages for this developer. Firstly, the chances of designing an access road that meets codified design parameters are greatly improved. The proposed road would also provide access to other land owners in this area that currently do not have reasonable access now. Lastly, the location of the Borough's parcel in question is much closer to the terminus of the sewer force main so the potential for issues with the connection point and impacts to flow from the pump station that pressurizes this section would be reduced.

It appears to me that RPM Holdings is serious about developing their parcel as a valuable subdivision and they are willing to fund the expenses associated with developing the right of way across Borough property in order to move forward with their larger project of extending access and utilities to a planned subdivision. I'm supportive of their request and feel that as long as they have the financial means to fund this development, that the Borough should be supportive of their current proposal. Although still a preliminary concept, the potential for valuable lots to be subdivided, developed, sold and added to the tax rolls deserves some consideration.

Please let me know if there are any questions for me.

Thanks,

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