

Aaron & Katrina Miller
PO Box 2144
Petersburg, AK 99833
#907-772-2194

March 12, 2014

Borough Assembly Members
Petersburg Borough
PO Box 329
Petersburg, AK 99833

Re: Request & Conditions of the Rezoning
Parcel #1001596.04; located at 107 Arness Heights Drive

Dear Assembly Members,

As you know, Zack M. Inc. (Aaron & Katrina Miller) owns the property at 107 Arness Heights Drive. We ask your support of the change in zoning we have requested, from the current Single Family Residential to Commercial-2 with conditions. The conditions that would be appropriate in order for us to make Commercial-2 use of this property are:

- Along the boundary that fronts on Arness Heights Drive, we will leave a 20' green belt between Arness and where the property fill (rock) will start, except our driveway access. This green belt will consist of natural vegetation and planted alder or, if deemed appropriate, we can plant small evergreen.
- We will build an 8' wood fence around the property and keep it maintained. There will be no fence where the property abuts the industrial lots to the west, on Hungerford Hill or to the south abutting lot 3. This will keep activity on Lot 4 screened from view from Arness Heights Drive, parcels farther to the east and from Lot 5, to the north of us.
- To allow driveway access from Arness Heights Drive, there will be a break in the greenbelt for the width of the driveway. We are willing to include a

hinged gate in the fence for vehicle access, which can be kept shut except when vehicles are coming or going.

- We are willing to accept use restrictions, e.g., that no rock crusher, asphalt plant or cement plant will be placed in operation on the Parcel.

We propose these conditions for our re-zone request in an effort to find a practical, win/win solution for this area. The reality is that a substantial, long-established area of industrial-zoned property lies immediately west of our Lot 4. A parallel re-zone request is also pending for Parcel 1001596.03 (Lot 3), immediately south of our parcel. However, the next parcel to the south of Lot 3, which is Lot 2, is already zoned industrial, so Lot 3 and our Lot 4 are already borderline parcels. Our rezone request asks in essence that the boundary between the residential and more intense-use zones in this area be moved from one side of these two lots to the other, in this case with the designation of an intermediate, Commercial-2 zone.

Under the current zoning, there is no requirement for a fence, green belt, etc. along any of the boundaries of Lots 3 or 4. Hence, if Lots 3 and 4 remain zoned single family residential, they will border directly on industrial properties with no buffer. If our conditional re-zone is granted, the fence we propose and the greenbelt along the east boundary of our Lot 4 will establish an aesthetic and safety separation between residential and industrial zones in this area that doesn't now exist.

Property use issues like this arise in Petersburg where there's an important need to support fishing and other commercial activity in close proximity to single family residences. We respect the need for and importance of residential quality of life and are willing to take practical steps to preserve it. But Petersburg is, after all, a hearty fishing community, not Scottsdale. Therefore, it's reasonable and appropriate for zoning decisions to be based on, and to incorporate, pragmatic, common sense considerations.

In this case, we're willing to commit areas of our Lot 4 that border the residential zone to establishing a new 20 ft. greenbelt. We will backstop the greenbelt by building an 8 ft. high solid wood fence that we are willing to maintain in an attractive color, e.g. dark tan or light brown. Those measures will establish a very

effective buffer that separates commercial activity on our Lot 4 from the residential area to the east and north of our parcel.

In return for taking affirmative steps to mitigate impact on adjacent residential areas, we simply want to be able to make effective use of our Lot 4 to support our fishing operations. In particular, we ask for reconsideration of some limitations included in the conditional use permit, which unduly restrict use of our property without a corresponding benefit to residential quality of life nearby. For example, the CUP has a 100 ft. "setback" from Arness Heights Drive, which would not leave a big enough area for us to safely work and store our fishing gear. That requirement precludes productive use of half of Lot 4 without providing a materially better buffer than our proposal for a greenbelt plus a solid wood fence.

We do agree that our proposed use of this area would be intermittent only, so that during the vast majority time, there will be no activity occurring on our parcel. The occasional activity that will occur will be of minimal impact, and at all times the property will serve as an excellent buffer between the industrial property to the west and south of us and the residential area that is to the north and east.

We are, of course, happy to answer any questions or concerns that you may have, either before or at the meeting when this rezone is considered.

Sincerely,

A handwritten signature in black ink, appearing to read "Aaron & Katrina Miller". The signature is fluid and cursive, with the names written in a single line.

Aaron & Katrina Miller