

**Kris Norosz
P.O. Box 805
Petersburg, Alaska 99833**

November 1, 2016

Petersburg Borough Assembly
P.O. Box 329
Petersburg, Alaska 99833

RE: Norosz application to purchase real property adjacent to Lot N, Sandy Beach Road

Dear Mayor Jensen and Borough Assembly Members,

Given the amount of time that has transpired since I filed an application (08/17/2016) to buy the portion of the 50 ft. easement separating Lot 10 from Lot N near Sandy Beach Road and the discussion held at the Planning Commission meeting on October 25 surrounding Lot 10, I feel compelled to provide you with some information in writing that I hope will provide some clarity.

As outlined in my application to the Petersburg Borough, I wish to purchase the 50 foot portion of the easement that separates Lot 10 from Lot N. These lots are in the vicinity of Sandy Beach Road. I am the owner of Lot N and have owned this parcel since November 1979 when I purchased the property from the State of Alaska. I am only interested in the easement that runs adjacent to my property (Lot N). I am not interested in purchasing the portion of the easement that borders any other lot.

My reasons for wanting to purchase this property:

- Pull-out: There is a pull-out on this easement that I have used as a vehicle turnaround for 37 years to safely exit Lot N. This pull-out was in existence prior to my purchase of Lot N in 1979. I would like to continue to use this.
- Protection of Property value: When I purchased Lot N in 1979, Lot 10 was owned by the State of Alaska as a green space. This factored into my interest in purchasing Lot N which the State of Alaska had for sale. Currently, the Borough owns Lot 10 and is considering the sale of the lot and a change in zoning to single family residential. If this occurs, there is a very high likelihood given the pattern of development on Sandy Beach Road, the character and landscape of this lot will be drastically changed to make way for a dwelling and possibly other buildings. Changing the use and character of this lot will negatively impact the value of my lot. Having government ownership and zoning changes occur to the adjacent lot decades after I purchased and developed my property is very difficult and negatively impacts the value and desirability of my property.

- Buffer: I would like to ensure there is a buffer, kept in its natural state, between Lot 10 and Lot N, to protect the character, value and appeal of my property and the existing trees from potential blowdown. In addition, I have a large workshop building very close to my property line and the easement in question. A buffer, as suggested, would lessen the negative impacts on my property by future activities that may occur on Lot 10.

I do not intend to build anything on the strip of land that I have filed an application to purchase. I wish to keep it in its natural state to serve as a buffer between Lot 10 and Lot N (which I own). Currently, the Borough is planning to sell Lot 10 and roll the majority of the easement (from the beach to Sandy Beach Road) into Lot 10.

As the adjacent property owner, I propose purchasing only the portion of the easement that runs between Lot 10 and Lot N, at a price to be set by the Borough. The Borough will still get the full value for the land. Lot 10 is already quite large (well over one acre) as compared to other lots on Sandy Beach Road and does not require more land to make it desirable. Lot 10 will still have access via the easement adjacent to Lots A and JK.

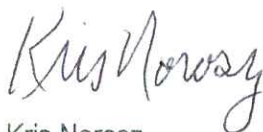
In preparing for the October 25, 2016 Petersburg Planning Commission meeting I reviewed the packet of information prepared for the Commission. In it I found a letter to the Petersburg Borough Assembly dated September 27, 2016 from Tim and Polly Koeneman. On page 4, this letter falsely states...*Proper permits were not obtained prior to building the "pullout" or the "shop building"*. It goes on to suggest that punitive action should be taken.

I wish to set the record straight regarding my actions in relation to the creation of the "pullout" and "shop building". The "pullout" was in existence prior to my purchase of Lot N from the State of Alaska in November 1979. And, the "shop building" was erected only after obtaining permission from the Petersburg Planning and Zoning Commission and the Petersburg City Council in 1982. This included securing a building permit and site visits by a city inspector. I am concerned the false and baseless claims made in the September 27 letter may be prejudicial to my application to purchase the property.

I will be present for the November 7 Petersburg Borough Assembly meeting and will likely address the Assembly during the meeting. I will answer any questions you may have prior to or during the meeting.

I appreciate the opportunity to comment on an issue that obviously means a lot to me and I respectfully request your utmost consideration of the matters at hand.

Sincerely,



Kris Norosz