



May 22, 2018

H. Erik Pedersen, P.L.S.  
SE Alaska Survey Manager  
DOWL  
5368 Commercial Boulevard  
Juneau, AK 99801

Re: Goldeneye Subdivision Plat Signatures

Dear Mr. Pedersen,

The Petersburg Borough Assembly is in receipt of your plat of the Goldeneye Subdivision and your request for signatures certifying no taxes on the proposed subdivision lots are currently owed to the Borough and accepting for public uses and public purposes easements and right of ways as shown on the plat.

Generally, subdivision plats are approved under the condition that the developer will construct all public improvements, including access and utilities to the subdivision and individual lots. The cost of providing the access and utilities is included in the sale price of the lots. This ensures the cost of improvements are shared equitably among future property owners and there is no expectation for the municipality to provide these improvements.

While we believe the developer should bear these costs, we recognize the Borough does not have platting authority outside of Service Area 1, which means that state regulations regarding platting will be used for the Goldeneye Subdivision.

Our request is that a clear statement be made on property description page in the Mental Health Trust's pamphlet or ad for the sale of the lots that states:

No public improvements (including utilities) will be extended by the Trust or the Petersburg Borough to or within this subdivision. All costs of extending roads or utilities to the subdivision will be borne by individual property owners alone.

We feel this will bring full disclosure to future land owners about their purchase and potential development costs.

Thank you for consideration of our request.

Respectfully,

Mark Jensen  
Mayor