

## Debra Thompson

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**From:** Karl Hagerman  
**Sent:** Monday, May 14, 2018 2:27 PM  
**To:** Debra Thompson; Stephen Giesbrecht  
**Cc:** Liz Cabrera  
**Subject:** RE: Goldeneye Subdivision Plat Signatures

Debbie and Steve,

I agree with putting the plat for the Goldeneye Subdivision on the next regular meeting agenda. However, I am somewhat confused why my contact with Mr. Griffin at the MHLTO (by email) went unanswered. I reached out to Mr. Griffin to simply ask if the LTO had any plans to develop access to the subdivision lots. It is normal for the Borough to accept subdivision plats under the condition that the developer will construct access, and provide available utilities, to the lots they are trying to sell. The cost of the road and/or any other utilities would be included in the sale price of the lots. However, in this case we can only assume that the LTO is not planning on constructing access or providing power to their lots. The road access is key to building on any of the lots that do not have direct access to Papke's Landing Road or the access easement adjacent to Falls Creek and it is also key for property owners to apply for and receive power at some point in the future. Without a road, PMPL cannot build out any line extensions to serve this subdivision. This is a simple fact and one that is not an obligation of the Borough's to correct or address, based upon the statement on the plat that the Mayor is being asked to sign on behalf of the municipality. This practice is setting the Borough up as the "bad guy" when a future property owner is told that they cannot be served by a power extension without a significant outlay on their part.

Mr. Pederson is correct in his statements regarding the lack of platting authority outside of SA1. However, I believe that the LTO should make all site conditions plainly clear to any prospective buyers. A clear statement should be made that a road will not be built by the LTO or the Borough, and also that the costs to develop a road and to build any power extensions will be borne by the new property owners alone. The goal of my questions to the MHLTO were not to assert platting authority of the Borough, they were an attempt to bring full disclosure to future land owners of the limitations and expenses inherent in the subdivision properties being sold in the near future.

Please let me know if you have any questions regarding my comments.

Thanks,

Karl Hagerman  
Utility Director  
Petersburg Borough  
PO Box 329  
Petersburg, Alaska 99833  
Phone 907-772-4203  
[khagerman@petersburgak.gov](mailto:khagerman@petersburgak.gov)



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**From:** Debra Thompson  
**Sent:** Friday, May 11, 2018 2:59 PM

**To:** Karl Hagerman <khagerman@petersburgak.gov>; Liz Cabrera <lcabrera@petersburgak.gov>

**Cc:** Stephen Giesbrecht <sgiesbrecht@petersburgak.gov>

**Subject:** FW: Goldeneye Subdivision Plat Signatures

Please see Erik's email below and the attachments. It sounds like he is basically saying we have no say regarding the power access. Let me know if I should put this on the agenda for 5/21 and if you have any comments you want me to add to the agenda item, please.

Thanks,  
Debbie

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Debra K. Thompson  
Borough Clerk

Petersburg Borough  
907-772-5405



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**From:** H. Erik Pedersen [<mailto:epedersen@dowl.com>]

**Sent:** Friday, May 11, 2018 2:51 PM

**To:** Debra Thompson <[dthompson@petersburgak.gov](mailto:dthompson@petersburgak.gov)>

**Subject:** Goldeneye Subdivision Plat Signatures

Debra,

Please add the attached Goldeneye Subdivision documents to the next assembly agenda packet. Within the attachment you will find a letter requesting signatures, relevant Petersburg Assembly Ordinance and a scanned copy of the subdivision plat.

Thanks,

Erik Pedersen, PLS  
Professional Land Surveyor

**DOWL**

907.780.3533 | office  
5368 Commercial Boulevard  
Juneau, Alaska 99801

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[www.dowl.com](http://www.dowl.com)