

POSSIBLE MOTION

I MOVE TO approve moving forward with a land swap concept between the City and Borough of Sitka and Sound Development, LLC above Emmons Street in the Whitcomb Heights Subdivision.



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

MEMORANDUM

To: Mayor McConnell and Members of the Assembly

From: Mark Gorman, Municipal Administrator
Maegan Bosak, Planning and Community Development Director

Subject: Sound Development, LLC. Benchlands Land Swap

Date: May 20, 2015

Through the land sale of the South Benchland parcels, ownership of the access road to the water tank and pump house was inadvertently transferred from CBS to Sound Development, LLC.

In 2013, the Assembly authorized a land sale in response to an RFP for affordable housing development in the Benchlands. Sound Development, LLC. was the only proposal submitted.

They were sold four parcels:

- Parcel A – Tract A14-III, Whitcomb Heights III Subdivision, Plat 2011-15
- Parcel B – Tract A13, Whitcomb Heights Subdivision, Plat 83-17
- Parcel C – Tract A12-III, Whitcomb Heights III Subdivision, Plat 2011-15
- Parcel D (Emmons/Cushing Loop) – Block 8 and 9, Whitcomb Heights Subdivision, Plat 83-17

The sales price was a total of \$344,301.78.

CBS must acquire access to the water tank and pump house back from Sound Development, LLC. in order to ensure utilities to future property owners in the area.

After meeting with Sound Development, LLC. to discuss solutions, they brought forward a proposal trading parcels, of comparable size and value, above Emmons Street.

Staff recommends that the Assembly move forward with this land swap concept. Following Assembly direction, the applicant will follow the Planning Commission subdivision public process. After which, it will be brought before the Assembly for approval of a sales/trade authorization ordinance based on the minor subdivision plat.



1 in = 482.25 ft

Printed on 5/21/2015
 Last update: Property information Daily, GIS parcel lines 9/1/2014

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