

NUMBER	RADIUS	ARC	DELTA	TAN	CHORD	CHORD BEARING	NUMBER	RADIUS	ARC	DELTA	TAN	CHORD	CHORD BEARING	NUMBER	RADIUS	ARC	DELTA	TAN	CHORD	CHORD BEARING	NUMBER	RADIUS	ARC	DELTA	TAN	CHORD	CHORD BEARING
48	350.00	119.61	19° 15' 25"	60.43	119.09	127° 46' 53.0"	97	341.41	103.60	59° 31' 10"	162.52	202.88	110° 50' 45.0"	108-2	300.50	70.00	10° 48' 22"	15.33	69.65	155° 20' 54.0"	128-3	50.00	60.00	68° 43' 18"	14.21	56.46	56° 46' 53.0"
72	380.00	129.93	19° 35' 25"	65.60	129.30	127° 46' 53.0"	97A	356.68	139.21	39° 17' 37"	175.18	233.88	55° 11' 21.0"	108-3	302.50	19.71	5° 35' 00"	9.87	19.73	106° 10' 13.0"	128-4	50.00	60.00	69° 45' 18"	14.21	56.46	56° 46' 53.0"
12A	390.00	133.35	19° 35' 25"	67.33	132.70	127° 46' 53.0"	98	394.93	137.25	6° 24' 09"	204.23	335.80	51° 10' 08.0"	109	20.00	22.81	65° 19' 57"	12.82	21.53	139° 18' 04.5"	128-5	50.00	60.00	69° 45' 18"	14.21	56.46	56° 46' 53.0"
72A-2	390.00	133.35	19° 35' 25"	67.33	132.70	127° 46' 53.0"	98A	394.93	137.25	6° 24' 09"	204.23	335.80	51° 10' 08.0"	110	100.00	44.80	2° 10' 03"	20.50	41.80	104° 10' 54.5"	129	20.00	22.81	65° 19' 57"	12.82	21.53	139° 18' 04.5"
516	603.00	314.58	15° 17' 37"	102.46	309.63	105° 11' 21.0"	93	1164.93	265.72	17° 04' 09"	111.44	265.74	140° 00' 10.0"	122-1	324.93	103.32	46° 57' 51"	121.64	104.11	107° 58' 58.5"	130	510.00	81.20	61° 24' 24"	20.65	62.18	51° 00' 00.0"
85-1	510.68	181.43	31° 34' 29"	144.39	507.88	103° 21' 50.0"	93A	1174.91	268.09	1° 04' 09"	111.58	267.42	140° 00' 10.0"	122-2	354.93	107.51	33° 29' 51"	106.81	104.59	127° 38' 16.0"	132	167.61	147.02	50° 13' 36"	23.17	143.17	51° 34' 36.0"
85-2	510.68	181.43	31° 34' 29"	144.39	507.88	103° 21' 50.0"	100	96.00	121.16	70° 45' 55"	61.92	104.23	51° 10' 08.0"	122-3	354.93	107.51	33° 29' 51"	106.81	104.59	127° 38' 16.0"	132	167.61	147.02	50° 13' 36"	23.17	143.17	51° 34' 36.0"
86	324.93	103.32	69° 24' 09"	245.00	189.94	51° 10' 07.5"	100A	80.00	97.80	70° 02' 42"	36.04	91.89	103° 21' 50.0"	122-4	354.93	107.51	33° 29' 51"	106.81	104.59	127° 38' 16.0"	132	167.61	147.02	50° 13' 36"	23.17	143.17	51° 34' 36.0"
86-1	324.93	103.32	69° 24' 09"	245.00	189.94	51° 10' 07.5"	101	150.00	191.28	73° 03' 46"	79.03	84.31	103° 21' 50.0"	122-5	20.00	28.90	82° 47' 18"	17.63	26.45	111° 02' 16.0"	132-2	167.61	147.02	50° 13' 36"	23.17	143.17	51° 34' 36.0"
86-2	324.93	103.32	69° 24' 09"	245.00	189.94	51° 10' 07.5"	102	1104.30	112.88	5° 51' 12"	36.49	124.89	103° 21' 50.0"	124	218.18	154.41	38° 15' 00"	82.00	156.46	111° 15' 51.0"	132-3	167.61	147.02	50° 13' 36"	23.17	143.17	51° 34' 36.0"
87	1134.90	256.07	10° 04' 09"	120.00	258.31	51° 10' 07.5"	103	20.00	41.9	109° 20' 50"	34.41	34.59	106° 10' 13.0"	124-1	218.18	154.41	38° 15' 00"	82.00	156.46	111° 15' 51.0"	132-3	167.61	147.02	50° 13' 36"	23.17	143.17	51° 34' 36.0"
87-1	1134.90	256.07	10° 04' 09"	120.00	258.31	51° 10' 07.5"	104	25.50	82.25	11° 02' 54"	15.50	82.25	11° 02' 54"	124-2	218.18	154.41	38° 15' 00"	82.00	156.46	111° 15' 51.0"	132-3	167.61	147.02	50° 13' 36"	23.17	143.17	51° 34' 36.0"
87-2	1134.90	256.07	10° 04' 09"	120.00	258.31	51° 10' 07.5"	105	157.50	25.00	9° 05' 41"	12.53	44.37	106° 10' 13.0"	124-3	218.18	154.41	38° 15' 00"	82.00	156.46	111° 15' 51.0"	132-3	167.61	147.02	50° 13' 36"	23.17	143.17	51° 34' 36.0"
88	180.00	97.54	31° 02' 54"	50.00	96.35	55° 26' 16.0"	105	20.00	18.00	3° 12' 10"	8.83	17.73	51° 10' 07.5"	124-4	218.18	154.41	38° 15' 00"	82.00	156.46	111° 15' 51.0"	132-3	167.61	147.02	50° 13' 36"	23.17	143.17	51° 34' 36.0"
89	471.58	174.25	31° 10' 00"	88.13	173.26	112° 22' 48.0"	106	50.00	248.91	889.34	101.21	60.71	103° 21' 50.0"	124-5	218.18	154.41	38° 15' 00"	82.00	156.46	111° 15' 51.0"	132-3	167.61	147.02	50° 13' 36"	23.17	143.17	51° 34' 36.0"
90	471.58	174.25	31° 10' 00"	88.13	173.26	112° 22' 48.0"	106-1	157.50	60.35	21° 57' 13"	30.35	59.98	106° 10' 13.0"	125	293.56	101.21	6° 10' 00"	100.10	203.21	112° 00' 57.0"	133-1	318.95	102.75	72° 13' 38"	22.42	142.72	51° 34' 36.0"
91	316.45	124.28	20° 10' 00"	75.00	145.96	124° 52' 12.0"	106-2	50.00	60.00	68° 45' 18"	11.21	56.46	106° 10' 13.0"	126	463.58	92.50	18° 01' 17"	46.64	92.12	133° 01' 26.5"	133-2	318.95	102.75	72° 13' 38"	22.42	142.72	51° 34' 36.0"
92	487.18	174.25	31° 10' 00"	88.13	173.26	112° 22' 48.0"	106-3	50.00	60.00	68° 45' 18"	11.21	56.46	106° 10' 13.0"	127	293.56	101.21	6° 10' 00"	100.10	203.21	112° 00' 57.0"	133-3	318.95	102.75	72° 13' 38"	22.42	142.72	51° 34' 36.0"
93	487.18	174.25	31° 10' 00"	88.13	173.26	112° 22' 48.0"	106-4	50.00	60.00	68° 45' 18"	11.21	56.46	106° 10' 13.0"	128	463.58	92.50	18° 01' 17"	46.64	92.12	133° 01' 26.5"	133-4	318.95	102.75	72° 13' 38"	22.42	142.72	51° 34' 36.0"
94	487.18	174.25	31° 10' 00"	88.13	173.26	112° 22' 48.0"	106-5	50.00	60.00	68° 45' 18"	11.21	56.46	106° 10' 13.0"	129	463.58	92.50	18° 01' 17"	46.64	92.12	133° 01' 26.5"	133-5	318.95	102.75	72° 13' 38"	22.42	142.72	51° 34' 36.0"
94-1	487.18	174.25	31° 10' 00"	88.13	173.26	112° 22' 48.0"	106-6	50.00	60.00	68° 45' 18"	11.21	56.46	106° 10' 13.0"	130	463.58	92.50	18° 01' 17"	46.64	92.12	133° 01' 26.5"	133-6	318.95	102.75	72° 13' 38"	22.42	142.72	51° 34' 36.0"
94-2	487.18	174.25	31° 10' 00"	88.13	173.26	112° 22' 48.0"	106-7	50.00	60.00	68° 45' 18"	11.21	56.46	106° 10' 13.0"	131	463.58	92.50	18° 01' 17"	46.64	92.12	133° 01' 26.5"	133-7	318.95	102.75	72° 13' 38"	22.42	142.72	51° 34' 36.0"
95	272.00	109.60	40° 10' 00"	100.00	187.04	52° 00' 49.0"	107	20.00	18.73	37° 02' 54"	9.89	17.71	106° 10' 13.0"	132	50.00	24.81	11° 54' 49"	10.71	56.46	114° 00' 51.0"	136	20.00	22.81	69° 45' 18"	14.21	20.01	60° 00' 00.0"
95-1	272.00	109.60	40° 10' 00"	100.00	187.04	52° 00' 49.0"	108	202.50	109.73	37° 02' 54"	9.89	17.71	106° 10' 13.0"	132-1	50.00	24.81	11° 54' 49"	10.71	56.46	114° 00' 51.0"	136	20.00	22.81	69° 45' 18"	14.21	20.01	60° 00' 00.0"
96	216.28	144.47	18° 15' 00"	75.00	141.72	51° 10' 07.5"	108A	202.50	109.73	37° 02' 54"	9.89	17.71	106° 10' 13.0"	132-2	50.00	24.81	11° 54' 49"	10.71	56.46	114° 00' 51.0"	136	20.00	22.81	69° 45' 18"	14.21	20.01	60° 00' 00.0"

VICINITY MAP  
SCALE: 1" = 1 MILE  
1:62,500

CERTIFICATE  
STATE OF ALASKA } 55  
FIRST JUDICIAL DISTRICT }  
I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED ASSESSOR FOR THE CITY AND BOROUGH OF SITKA CERTIFY THAT ACCORDING TO THE RECORDS IN MY POSSESSION FOLLOWING DESCRIBED PROPERTY IS CARRIED ON PLATS RECORDS OF THE CITY AND BOROUGH OF SITKA, IN THE CITY OF SITKA, ALASKA.

AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY AND BOROUGH OF SITKA ARE PAID IN FULL; THAT CURRENTLY THE YEAR 1983 WILL BE DUE IN FULL.

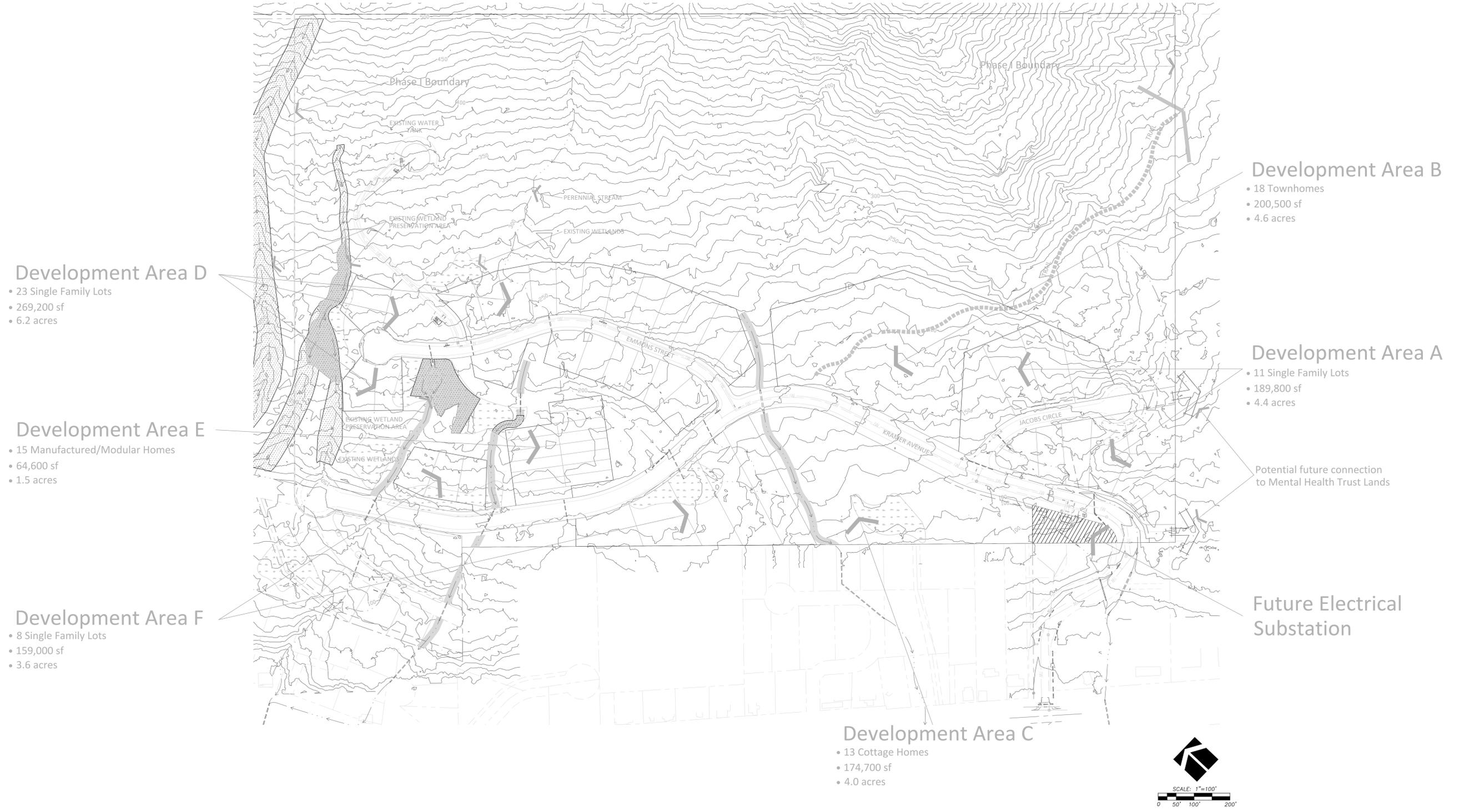
DATED THIS 15th DAY OF JANUARY 1983 AT SITKA, ALASKA.

*William J. Smith*  
Assessor, City and Borough of Sitka

U.S. SURVEY 3565 (NATIONAL FOREST SERVICE)

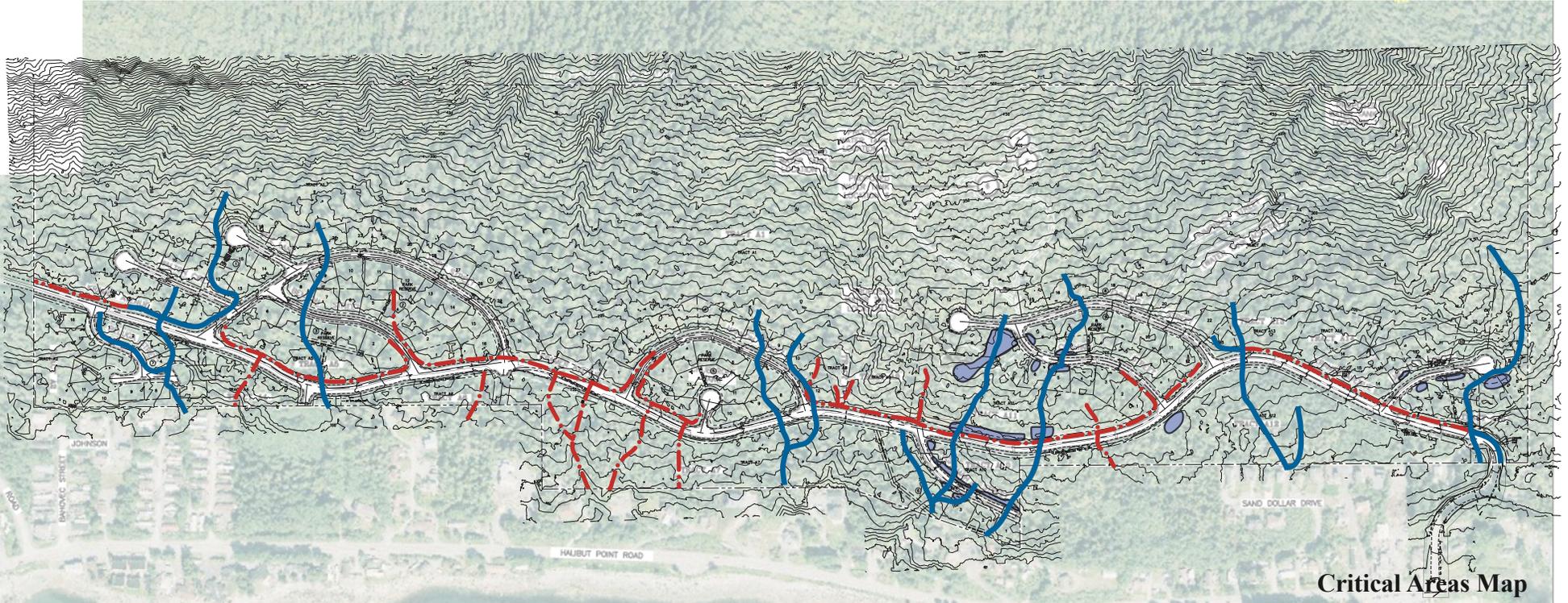
S29°42'03"E 212.37  
S29°42'03"E 1450.14

NUMBER	RADIUS	ARC	DELTA	TAN	CHORD	CHORD BEARING
131-2	480.68	137.75	16° 25' 11"	69.35	137.28	145° 47' 11.0"
132	320.00	109.41	19° 35' 25"	55.25	108.88	127° 46' 53.0"
133	20.00	21.24	20° 10' 00"	20.50	20.50	119° 16' 55.2"
140	494.18	175.90	20° 21' 37"	88.89	174.97	112° 19' 36.5"
140-1	494.18	175.90	20° 21' 37"	88.89	174.97	112° 19' 36.5"
140-2	494.18	175.90	20° 21' 37"	88.89	174.97	112° 19' 36.5"
141	281.25	107.99	40° 20' 00"	103.29	191.92	118° 02' 12.0"
141-1	281.25	107.99	40° 20' 00"	103.29	191.92	118° 02' 12.0"
141-2	281.25	107.99	40° 20' 00"	103.29	191.92	118° 02' 12.0"
142	281.25	107.99	40° 20' 00"	103.29	191.92	118° 02' 12.0"
142-1	281.25	107.99	40° 20' 00"	103.29	191.92	118° 02' 12.0"
142-2	281.25	107.99	40° 20' 00"	103.29	191.92	118° 02' 12.0"
143	124.63	103.67	47° 30' 20"	54.09	98.98	112° 55' 08.0"
144	20.00	22.81	69° 45' 18"	14.21	20.01	60° 00' 00.0"
145	510.38	160.56	6° 47' 55"	30.32	60.51	51° 59' 39.5"
146	248.56	124.28	20° 10' 00"	75.00	145.96	124° 52' 12.0"
146-1	248.56	124.28	20° 10' 00"	75.00	145.96	124° 52' 12.0"
146-2	248.56	124.28	20° 10' 00"	75.00	145.96	124° 52' 12.0"
146-3	248.56	124.28	20° 10' 00"	75.00	145.96	124° 52' 12.0"
147	193.78	69.37	29° 25' 00"	30.24	59.76	50° 58' 35.5"
147-1	193.78	69.37	29° 25' 00"	30.24	59.76	50° 58' 35.5"
147-2	193.78	69.37	29° 25' 00"	30.24	59.76	50° 58' 35.5"
148	20.00	22.81	69° 45' 18"	14.21	20.01	60° 00' 00.0"
149						



# Whitcomb Heights Subdivision, Phase 1 Development Plan

## City and Borough of Sitka, Alaska



**Critical Areas Map**

Legend

-  Seasonal Streams
-  Perennial Streams
-  Potential Wetlands

Robert W. Droll, Landscape Architect, PS USKH



SITKA SOUND

approved in a previous meeting on March 4th. The new plat secured access and utilities to an existing residential lot, allowed the right of way to be relocated to ensure proper usage, and created a new residential lot in a desirable low-density neighborhood. Ainslie noted that two new lots would be created with this subdivision, one of substandard size and one of standard size. She explained the substandard lot contained many complicated access and utility easements to maintain access to a neighboring lot. Platting a substandard lot allowed the state to convey the lot to the owner of the abutting lot, Mr. Meyer, and to be incorporated it into his lot and dissolve all but a shoreline access easement. Ainslie noted the standard lot, which would be sold via public auction, was ideal for residential development in size, location, access, and available utilities. She explained the creation of the standard lot added housing stock, residential space, and moved an exempt property onto the city tax roll. Staff recommended approval.

Jill Hirai, representative of North57 Surveying, a state designated applicant to the application, was present. Commission had no further questions. Bart Meyer, owner of the neighboring property attended telephonically. Meyer clarified that two city easements, sewer and powerline, would also remain if he acquired the property.

**M-Hughey/S-Weaver moved to approve a final plat for a minor subdivision to result in two lots at Shotgun Alley, located in the SFLD single-family low-density zoning district. The property was also known as Lot 14, USS 3557. The applicant was the State of Alaska Department of Natural Resources Division of Mining, Land, and Water and North57 Surveying. The owner of record was the State of Alaska. Motion passed 4-0 by voice vote.**

**M-Hughey/S-Weaver moved to adopt the findings as listed in the staff report. Motion passed 4-0 by voice vote.**

**C** **LM 20-03**

Public hearing and consideration for a land sale request of a portion of Tract A11 Whitcomb Heights Subdivision. The request is filed by Pioneer Land Development LLC. The owner of record is the City and Borough of Sitka.

**Attachments:** [LM 20-03 Pioneer Land Development LLC Kramer Ave Request to Purchase Staff Report](#)  
[LM 20-03 Pioneer Land Development LLC Kramer Ave Request to Purchase Aerial](#)  
[LM 20-03 Pioneer Land Development LLC Kramer Ave Request to Purchase Applicant Narrative & Proposal](#)  
[LM 20-03 Pioneer Land Development LLC Kramer Ave Request to Purchase DRC Feedback](#)

Ainslie began the staff report with an explanation on the sales process for municipal property. She explained the applicant was not the buyer-inherent, but rather the person who started the process by requesting the land be sold. If the Assembly agreed to sell, the land would be sold through a competitive bid process, recommended by the Commission and determined by the Assembly. She noted the competitive bid process usually involved an auction/sealed bid process, which had low city involvement in the final usage of the lot, or a Request for Proposals (RFP) process which allowed the city greater involvement in the usage. Ainslie stated that following the decision of if and how the parcel should be sold, the Assembly would approve a survey and appraisal, set the minimum price, take bids and/or proposals, and pass a sales ordinance to approve the sale. The municipal administrator would execute the sale through a sales contract.

Ainslie described the property which was located on the corner of Cushing and Kramer

Avenue. She stated the requested property was just under one acre in size, fairly level for development with some elevation increase in the back and contained minimal wetlands with drainage occurring just north of the requested property line. The property had been deemed low risk by Shannon and Wilson's 2016 landslide assessment and the city's landslide risk ordinance. Utilities were available in the area, through public and private access. Ainslie asked the commission for recommendations on 1) If the property should be kept in municipal inventory or sold and 2) If sold, which competitive bid process should be used.

The applicant, Jill Hirai of Pioneer Land Development LLC, was present. She stated she would like to subdivide the lot into 3-5 lots, depending on the topography and utility costs. She would like to keep the lots smaller in size to make them as affordable as possible. Hirai stated she had looked at multiple privately-owned lots before approaching the city, but the others were not developable. When asked by the commission which sales method she would prefer she answered whichever process would be the most efficient and cost-effective.

Commissioners were all in agreement to sell the lot. Weaver and Windsor expressed concern for the longer time, greater management oversight, and lesser profit involved in the RFP process. Hughey asked if the auction/sealed bid process could include a stipulation for number of lots to be created and timeframe to complete. Ainslie clarified that the RFP process would have to be followed to legally stipulate conditions. Weaver pointed out that there was a seller who wanted to buy it and create the ideal number of lots in the desired time frame, and they should give her a chance to do so as quickly and efficiently as possible. Mudry and Windsor agreed.

**M-Weaver/S-Mudry moved to recommend the approval the sale of a portion of Tract A11 Whitcomb Heights Subdivision through the auction/sealed bid process. Motion passed 4-0.**

## VIII. ADJOURNMENT

**Seeing no objections, Acting Chair Windsor moved to adjourn at 8:18 PM.**