

**Whitcomb Heights – South Benchlands Final Plat**  
**September 6, 2011**

The Whitcomb final plat is up Tuesday night for the second reading for Planning Commission approval. It will then go to the Assembly.

As is, there are two binding footnotes and one additional finding.

The binding footnotes are as follows:

1. Jacobs Circle shall not be resubdivided except for zero lot lines; and
2. That the R-1 zoning shall apply to the parcels along Jacobs Circle and that the R-1 PUD zoning shall not apply to the Jacobs Circle lots.

The Planning Commission finding reads:

1. The Planning Commission recognizes that prior to final Assembly approval the issue of access and utility easements to the parcels may be considered at the Assembly's discretion.

The Planning Office is asking for approval of the final plat with the footnotes and finding Tuesday night.

**Whitcomb Heights – South Benchlands Preliminary Plat**  
**August 16, 2011**

The preliminary subdivision plat for Jacobs Circle in Whitcomb Heights is on the Planning Commission agenda for approval.

The plat, which follows a layout prepared by Bob Droll, revises the lot configuration in the existing subdivision at the south entrance of the South Benchlands. Two adjacent large tracts are also included since they are being modified slightly.

Ten lots are included next to Jacobs Circle. The plans are to have nine of them ready for a fall auction. Lot 10 is being set aside for an electrical substation.

The plat allows for two right of ways to be extended into the Alaska Mental Health Trust property to the south. The Trust may develop two small subdivisions between Cascade Creek and the South Benchlands in the future.

The proposed configuration and lot sale were discussed with the Assembly during a work session this spring. The Assembly authorized the project to go forward with the understanding that this lot layout would be pursued. The surveyor prepared the plat this summer while the utility construction project was being completed.

Tuesday night, we'll bring the Planning Commission up to date on the lot layout and the status of utilities. Project Engineer Dan Tadic will be present to describe the location of the utility extensions in detail. Since the Assembly has already discussed the lot layout and we're trying to get the lots on the market this fall, staff is asking that lot configuration be approved in its present form.

An element of the subdivision that we would appreciate your guidance on is the potential inclusion of a plat restriction that would prohibit the future resubdivision of the lots along Jacobs Circle. While the decision on the plat restriction can be put off until final plat approval, it is worth considering at this time.

Between now and Tuesday's Planning Commission meeting, staff will continue to evaluate the resubdivision potential of Lots 1, 2, 3, and 8. Our analysis so far has lead to mixed conclusions so we're going to take a few more days to look at the terrain. In the end, the decision on whether or not to prohibit future resubdivisions may come down to a policy call by the Planning Commission and Assembly.

A second, and more technical, decision point will be potential inclusion of shared access easements along four different lot lines. The decision on easements, like the decision on any resubdivision restriction, can be made during the Board's consideration of the final plat.

The Planning Office is asking for approval of the preliminary plat Tuesday night.

Note – Whitcomb Heights is the formal name of the property. Since it has historically been called the South Benchlands, Folks may use one or both of the names. Whitcomb Heights and the South Benchlands refer to the same 200 acre tract.