


City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Memorandum

To: Jim Dinley, Municipal Administrator
Mayor Westover and Assembly Members

From: Wells Williams, Planning Director 

Subject: Final Subdivision Plat – Whitcomb Heights III (Jacobs Circle) Subdivision

Date: October 5, 2011

The final subdivision plat for the Whitcomb Heights III Subdivision is on the Assembly agenda for approval. The Planning Commission approved the plat on September 6, 2011.

The subdivision facilitates the sale of nine lots along Jacobs Circle later this fall. The Planning Office provide an update on the project at the Assembly meeting that will touch on the work that has been completed to date.

The plat reconfigures the parcels along Jacobs Circle and adjusts the two large adjacent tracts. The subdivision represents the first phase of the Whitcomb Heights – South Benchlands project.

It is consistent with the public land planning process that took place over the past several years. It is also consistent with the direction that was received from the Assembly following a work session this past April.

While the most recent discussion focused on the Jacobs Circle parcels, the adjacent needed to be modified to eliminate unnecessary lot lines and correct an error in the Kraemer Avenue right of way property lines.

The Planning Commission approval included the condition that two binding plat notes be added. Those plat notes are:

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 lots adjacent to Jacobs Circle.

The prohibition on future resubdivision of Jacobs Circle lots, except for zero lot lines, was included due to the steep grades of parcels. A grade analysis is provided in this packet and staff will go over that document at the meeting. The second plat note merely clears up a confusing zoning map designation that has historically applied to the area.

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As discussed with the Assembly during a work session last spring, an Ordinance for an auction is also an item at this meeting.

Recommended Action:

Approve the plat with the condition that the requirements set forth by the Planning Commission are met.

(An additional informational plat, covering water pressure, will be added, prior to recording, as suggested by the Public Works Department.)