

Sound Development LLC
PO Box 1401
Sitka, AK 99835



June 21, 2013

Dear Ad Hoc Committee Members,

Sound Development LLC would like to thank you for taking the time to review our proposals for the South Benchlands properties. After reviewing your recommendations, we feel that it would be beneficial for us to reply to each recommendation prior to the Assembly meeting on June 25th. Sound Development LLC was also invited to attend the SCDC committee meeting on June 12th, during this meeting we were asked to comment on the recommendations provided by your committee. Please find our responses below:

Recommendations from Ad Hoc Benchlands Committee document dated June 4, 2013 (in italic). Sound Development's responses are listed below each recommendation.

Accept the four proposals by Sound Development LLC, dated April 30, 2013, with the following conditions:

- 1. Accept proposals for Parcel A and Parcel B conditioned upon Developer providing access to the upper Jacobs Circle lots through Parcel A.
Developer is only responsible for providing access to the east boundary of Parcel A.
The intent of Parcel A and Parcel B development is to provide low density, residential housing.
Developer is responsible for acquiring all permits, easements and approvals necessary to complete the project.
A formal development agreement shall be prepared that includes the Sound Development proposals for Parcels A and B as binding attachments to the agreement.
Accept payment from Developer for Parcel A in the amount of \$31,410.60 and issue Notice to Proceed.
Accept payment from Developer for Parcel B in the amount of \$26,898.58 and issue Notice to Proceed.*

1. Proposal for Parcels A and B

The existing topography that abuts Jacobs Circle for lots 1 and 2 will easily allow for access from the existing Jacobs Circle right of way. It is true lots 3 and 4 are almost

impossible to access from the existing Jacobs Circle road, but creating an access road between parcel A and lot 1 has a few concerns. First the grade of the new access road would be approximately 21%, per CBS subdivision code section 21.40.030 - Access easement grades "shall exceed 15% in only exceptional cases and shall not exceed 20% in any case".

The new access would enter the right of way for Kramer Avenue approximately 20 feet from the existing Jacobs Circle intersection. In addition there is an electrical transformer in this area. If a private access easement along the east side of parcel A is granted it would create a road close to 600 feet long which would be the responsibility of the future property owners to maintain. We suggest creating a 20 foot wide access and utility easement between lots 1 and 2 to access lots 3 and 4 (see attached topo map). This way the access road stays within the existing Jacobs Circle subdivision and the overall road length is reduced by approximately half the proposed distance therefore requiring less initial cost and future maintenance.

2. *Accept the proposal for Parcel C conditioned upon Developer preparing a Development Plan and Plat that is accepted by the Sitka Planning Commission and the Sitka Borough Assembly. The intent of Parcel C development is to provide a mixture of moderate to high density, lower cost housing.*

Developer is responsible for acquiring all permits, easements and approvals necessary to complete the project.

Developer shall make good faith efforts to minimize the use of pumping stations for sanitary sewer or storm water disposal systems.

Development Plan and Plat shall be completed within 12 months from the date of proposal acceptance by the Sitka Borough Assembly.

If Development Plan and Plat are not completed within 12 months, the Sitka Borough acceptance of the Parcel C proposal may be terminated at the convenience of the Assembly. (the operative word is "may" not "shall", an important difference)

Developer is responsible for acquiring all permits, easements and approvals necessary to complete the project.

A formal development agreement shall be prepared that includes the Sound Development proposal for Parcel C as a binding attachment to the agreement.

Upon acceptance of a Development Plan and Plat for Parcel C, accept payment from Developer in the amount of \$129,807.32 and issue Notice to Proceed.*

2. Proposal for Parcel C

While we share the desire of the ad hoc committee to have rapid development of this parcel take place, the one year recommendation simply does not coincide with a feasible development timeline. At a minimum after the purchase of this parcel Sound Development LLC will need one year to carefully study the drainage and runoff of the property, delineate wetlands, conduct subsurface investigations, thin vegetation, design water, sewer, and electric utilities, survey the land, and create a plat for approval by the planning commission and assembly. The time frame within the initial proposal from Sound Development LLC must be kept to ensure that this property is subdivided appropriately and coincides with the land needs of Sitka residents.

3. *Accept the proposal for Parcel Emmons/Cushing Loop conditioned upon Developer preparing a Development Plan and Plat that is accepted by the Sitka Planning Commission and the Sitka Borough Assembly.*

The intent of Parcel Emmons/Cushing Loop development is to provide a mixture of moderate to low density, residential housing.

Developer is responsible for acquiring all permits, easements and approvals necessary to complete the project.

Developer shall stub out all main line utilities installed on Kramer Avenue to facilitate future extensions of said utilities.

Development Plan and Plat shall be completed within 18 months from the date of proposal acceptance by the Sitka Borough Assembly.

*If Development Plan and Plat are not completed within 18 months the Sitka Borough acceptance of the Parcel Emmons/Cushing proposal **may** be terminated at the convenience of the Assembly.*

Developer is responsible for acquiring all permits, easements and approvals necessary to complete the project.

A formal development agreement shall be prepared that includes the Sound Development proposal for Parcel Emmons/Cushing Loop as a binding attachment to the agreement.

Upon acceptance of a Development Plan and Plat for Parcel Emmons/Cushing Loop, accept payment from Developer in the amount of \$156,185.28 and issue Notice to Proceed.

3. Proposal for Parcel D- Emmons/Cushing Loop

Parcel D also has its share of design challenges such as extension and installation of utilities, site topography, and wetland delineations. Until Sitka's current and future land needs can be understood using the information derived from the various sizes of property sold in parcel C it would be untimely to limit the plat design of parcel D.

Once again, thank you for volunteering your time to review and provide feedback on these proposals. We would be happy to attend any future meetings you may have and discuss these proposals further. If you have any comments, questions, or concerns, please do not hesitate to contact us.

Sound Development LLC

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Topo map of Jacobs Circle

Route proposed by AD HOC committed access road between parcel A and lot 1 of Jacobs Circle in yellow.

Green line is the approximate location of the access road to serve lots 3 and 4 suggested by Sound Development LLC.

Please note steep grades on lots.

