





CITY AND BOROUGH OF SITKA

A COAST GUARD CITY

MEMORANDUM

To: Mayor Eisenbeisz and Assembly Members

Thru: John Leach, Municipal Administrator 

From: Amy Ainslie, Planning & Community Development Director 

Date: June 4, 2025

Subject: Neva Street Vacation

Background

Neva Street, listed as Frank Street on U.S. Survey 3303 B, is an undeveloped municipal right-of-way (ROW). The applicant, Kris Calvin (in conjunction with, and support from, the other adjacent property owners) has requested to vacate a portion of the ROW between Blocks 6 and 7, adjacent to Lots 6, 7, 1, and 12A. This portion of Neva Street is mostly trees, berry shrubs, and contains a private driveway to 1409 Edgecumbe Drive. The driveway will be relocated via Edgecumbe Drive.

There are no water or sewer lines in this section of Neva Street. Given the significant grade change between Edgecumbe Drive and the top of Neva Street, it is unlikely that this could be developed as a street for vehicular use, or as a corridor for water and/or wastewater utilities. However, it could be developed as a driveway access point and route for private water/wastewater utility lines. The Electric Department has identified the ROW as a potential corridor for additional electric and telecommunications infrastructure in the future; to accommodate for this, a 20' wide easement will be preserved. The Fire Department has also confirmed that there will be adequate turning space in the remainder of Davidoff Street post-vacation.

The Planning Commission reviewed this request on August 7, 2024, and the Assembly reviewed this request and directed staff to proceed with the sale and sale prices as established by the Municipal Assessor on August 27, 2024. In that time, the applicant has been working with a surveyor to prepare a subdivision replat which attaches the vacated portions of the right-of-way to each adjacent property. On the advice of staff, the applicant also used this opportunity to make other boundary line adjustments/vacations for their properties. The Planning Commission reviewed and approved this replat on February 19, 2025.

Analysis

SGC 18.15.015 outlines the process and considerations for vacations of streets, alleys, or other public thoroughfares. The requirements for petition under section A have been met, and it has been determined that title to the vacated area would attach to the lots bordering the area in equal proportions under section B. In accordance with section C, the Assembly established the payment for the property as informed by an evaluation performed by the Municipal Assessor at their August 27th meeting.

If the sales ordinance passes, the property owners will be invoiced for their payment amounts. Once paid, the Administrator will be authorized to sign the subdivision replat and execute quit claim deeds to each property owner which will then be recorded.

Fiscal Note

The Assessor completed an analysis of what the difference in assessed value would be from adding the additional land to each property abutting the ROW, shown in the table below:

Property Address	Additional Square Footage	Increase in Assessed Value
1409 Edgecumbe Drive	4,200	\$7,650
214 Neva Street	3,523.5	\$7,204
1501 Edgecumbe Drive	4,200	\$8,148
1502 Davidoff Street	2,923.5	\$5,518
Totals	14,847	\$28,520

The addition of \$28,520 to the property tax roll would result in an additional \$171 of property tax revenue per year. In accordance with Charter Section 11.16(b), the net proceeds from the sale shall be deposited into the Sitka Permanent Fund.

Recommendation

Approve the ordinance to authorize the sale and vacation of a portion of Neva Street.

Encl: Subdivision Replat & Planning Commission Materials

CITY AND BOROUGH OF SITKA

ORDINANCE NO. 2025-16

**AN ORDINANCE OF THE CITY AND BOROUGH OF SITKA AUTHORIZING THE
VACATION AND SALE OF A 14,847 SQUARE FOOT PORTION OF THE NEVA STREET
RIGHT-OF-WAY**

1. CLASSIFICATION. This ordinance is not of a permanent nature and is not intended to become a part of the Sitka General Code.

2. SEVERABILITY. If any provision of this ordinance or any application to any person or circumstance is held invalid, the remainder of this ordinance and application to any person or circumstance shall not be affected.

3. PURPOSE. The purpose of this ordinance is to vacate and sell a portion of the Neva Street right-of-way, also referred to as Frank Street on historical documents, which has been determined to be surplus to the needs of the City and Borough of Sitka to the four adjacent property owners.

4. ENACTMENT. NOW, THEREFORE, BE IT ENACTED by the Assembly of the City and Borough of Sitka:

A. The vacation and sale of a 14,847 square foot portion of the Neva Street right-of-way, also historically referred to as Frank Street, located between Blocks 6 and 7, U.S. Survey 3303 B, Northwest Addition, to the adjacent property owners (together, "Buyers") is hereby authorized as follows:

i. Kris Calvin, Leif Calvin, Karen Calvin Woodard, and Eric Calvin are the joint owners of 1409 Edgecumbe Drive (Lot 6, Block 6, USS 3303 B). 4,200 square feet of the vacated right-of-way shall be sold to the owners and attach to said property for a sale price of \$7,650.00.

ii. Kris Calvin, Leif Calvin, Karen Calvin Woodard, and Eric Calvin are the joint owners of 214 Neva Street (Lot 7, Block 6, USS 3303 B). 3,523.5 square feet of the vacated right-of-way shall be sold to the owners and attach to said property for a sale price of \$7,204.00.

iii. Christine Harrington is the sole owner of 1501 Edgecumbe Drive (Lot 1, Block 7, USS 3303 B). 4,200 square feet of the vacated right-of-way shall be sold to the owner and attach to said property for a sale price of \$8,148.00

iv. The Welsh Family Trust is the owner of 1502 Davidoff Street (Lot 12-A, Block 7, Northwest Addition, Townsite of Sitka, USS Survey 3303 B, according to Plat 105). 2,923.5 square feet of the vacated right-of-way shall be sold to the owner and attach to said property for a sale price of \$5,518.00.

- 51 B. The sale prices for the vacated portions of the right-of-way were established by the
52 Municipal Assessor. In accordance with Charter Section 11.16(b), the net proceeds from
53 the sale shall be deposited into the Sitka Permanent Fund.
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- 55 C. The Assembly finds that the vacated portion of the right-of-way is in excess of municipal
56 needs.
57
- 58 D. The Assembly finds that the procedures and requirements for street and public area
59 vacations under Sitka General Code (SGC) 18.15.015 have been met. Per SGC
60 18.15.015(B), title to the street vacated on a plat attaches to the lot or lands bordering the
61 area in equal proportions (exceptions listed are not applicable); therefore, general
62 requirements for competitive sales of municipal land as found under SGC 18.15.010 do
63 not apply and the Assembly finds that a competitive bid for the disposal of this property
64 would be inappropriate.
65
- 66 E. The Buyers shall grant a utility easement to the City and Borough of Sitka to preserve
67 future utility infrastructure development potential.
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- 69 F. The sale is conditional on the recording of a subdivision replat.
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- 71 G. The transfer of property shall be by quitclaim deed.
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- 73 H. The Buyers are responsible for all fees and costs associated with recording and surveying.
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- 75 I. Upon the Buyers payment of the purchase price, the Municipal Administrator is hereby
76 authorized to execute documents necessary to convey the property.
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78 **5. EFFECTIVE DATE.** This ordinance shall become effective on the day after the
79 date of its passage.
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81 **PASSED, APPROVED, AND ADOPTED** by the Assembly of the City and Borough of
82 Sitka, Alaska, this 24th day of June, 2025.
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84
85 _____
86 Steven Eisenbeisz, Mayor

87 ATTEST:
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89 _____
90 Sara Peterson, MMC
91 Municipal Clerk
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93 1st reading: 6/10/2025

94 2nd and final reading: 6/24/2025
95

96 Sponsor: Administrator