

CITY AND BOROUGH OF SITKA

ORDINANCE NO. 2012-03 S

AN ORDINANCE OF THE CITY AND BOROUGH OF SITKA, ALASKA AMENDING THE OFFICIAL SITKA ZONING MAP TO REZONE LOT 25 BLOCK 1 OF SITKA INDIAN VILLAGE USS 2542 A & B FROM R-1 SINGLE FAMILY AND DUPLEX DISTRICT TO CBD CENTRAL BUSINESS DISTRICT.

BE IT ENACTED by the Assembly of the City and Borough of Sitka, Alaska as follows:

1. **CLASSIFICATION.** This ordinance is of a permanent nature but is not intended to be a part of the Sitka General Code of the City and Borough of Sitka, Alaska.
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 and circumstance shall not be affected.
3. **PURPOSE.** The purpose of this ordinance is to recognize the long standing commercial use of residentially zoned piece of property at 256 Katlian Street. While the existing zoning may have achieved objectives in the past, the rezoning also furthers the development of a more consistent zoning pattern in the area.

The rezoning is found to be consistent with the goals and policies of the 2007 Sitka Comprehensive Plan.

The Assembly finds that a parking restriction on this property along Kaagwaantaan Street for residential parking only is needed in order to approve this ordinance. This restriction is documented and enforceable through the attached restricted deed, agreeable to the current property owner, and which shall be binding on all future owners as well as occupants of this property. This restriction is in the public's best interest for protecting public health and safety by limiting additional traffic and parking congestion along the substandard Kaagwaantaan Street.


4. **ENACTMENT.** NOW, THEREFORE, BE IT ENACTED by the Assembly of the City and Borough of Sitka that the official zoning map is amended to rezone Lot 25 Block 1 of the Sitka Indian Village USS 2542 A and B from R-1 Single Family and Duplex to CBD Central Business District.

This enactment includes the requirement that the owner of this property sign and record the attached restricted deed that limits parking on the property along Kaagwaantaan Street for use only by the property residents. This restriction that shall be binding on all current and future owners as well as occupants of the property.

The property is also known as 256 Katlian Street.


5. **EFFECTIVE DATE.** This ordinance shall become effective on the day after the date of its passage.

PASSED, APPROVED, AND ADOPTED by the Assembly of the City and Borough of Sitka,
Alaska this 14TH day of February, 2012.



Cheryl Westover, Mayor

ATTEST:



Colleen Ingman, MMC
Municipal Clerk