

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of this ordinance is to vacate and sell a portion of the Neva Street right-of-way, also referred to as Frank Street on historical documents, which has been determined to be surplus to the needs of the City and Borough of Sitka to the four adjacent property owners.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

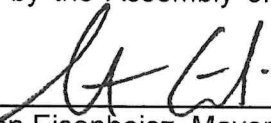
iv. The Welsh Family Trust is the owner of 1502 Davidoff Street (Lot 12-A, Block 7, Northwest Addition, Townsite of Sitka, USS Survey 3303 B, according to Plat 105). 2,923.5 square feet of the vacated right-of-way shall be sold to the owner and attach to said property for a sale price of \$5,518.00.

B. The sale prices for the vacated portions of the right-of-way were established by the Municipal Assessor. In accordance with Charter Section 11.16(b), the net proceeds from the sale shall be deposited into the Sitka Permanent Fund.

- C. The Assembly finds that the vacated portion of the right-of-way is in excess of municipal needs.
- D. The Assembly finds that the procedures and requirements for street and public area vacations under Sitka General Code (SGC) 18.15.015 have been met. Per SGC 18.15.015(B), title to the street vacated on a plat attaches to the lot or lands bordering the area in equal proportions (exceptions listed are not applicable); therefore, general requirements for competitive sales of municipal land as found under SGC 18.15.010 do not apply and the Assembly finds that a competitive bid for the disposal of this property would be inappropriate.
- E. The Buyers shall grant a utility easement to the City and Borough of Sitka to preserve future utility infrastructure development potential.
- F. The sale is conditional on the recording of a subdivision replat.
- G. The transfer of property shall be by quitclaim deed.
- H. The Buyers are responsible for all fees and costs associated with recording and surveying.
- I. Upon the Buyers payment of the purchase price, the Municipal Administrator is hereby authorized to execute documents necessary to convey the property.

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 24th day of June, 2025.



Steven Eisenbeisz, Mayor

ATTEST:



Sara Peterson, MMC
Municipal Clerk

1st reading: 6/10/2025

2nd and final reading: 6/24/2025

Sponsor: Administrator