

City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

AGENDA ITEM:

Case No: LM 16-11
Proposal: Request for vacation of 650 square feet of municipal right-of-way
Applicant: Mica Trani
Owner: Mica Trani
Location: 403 Alice Loop
Legal: Lot 1 Sealing Cove Subdivision
Zone: WD Waterfront District
Size: Existing Lot: 31,890 square feet
Requested ROW: 650 square feet
Parcel ID: 1-9022-003
Existing Use: Commercial
Adjacent Use: Commercial, Public
Utilities: Existing
Access: Alice Loop to Airport Road

KEY POINTS AND CONCERNS:

1. Creates tax revenue for municipality
2. Applicant and municipal staff have agreed to an easement for access to public infrastructure
3. Neighborhood harmony – surrounding uses are commercial and public in use, zoning allows for commercial use

RECOMMENDATION:

Staff recommends that the Planning Commission recommend approval of LM 16-11 to the Assembly.

ATTACHMENTS

Attachment A: Vicinity Map
Attachment B: Aerial Vicinity Map
Attachment C: Zoning Map
Attachment D: Current Plat

Attachment E: Site Plan
Attachment F: Parcel Pictures
Attachment G: Application
Attachment H: Flood Zone Map
Attachment I: Mailing List

PROJECT DESCRIPTION

This request is to purchase a 650 square foot portion of municipal right-of-way adjacent 403 Alice Loop. The applicant states the intent to fence in the commercial property.

BACKGROUND

403 Alice Loop was created by Sealing Cove Subdivision, recorded as plat 2011-1. Island Marine operates from the property.

The application was filed in late 2016 and originally denied because of concerns for municipal infrastructure. Following the denial, the applicant worked with the Wastewater Division and the Electric Department to determine a plan that would be acceptable to all parties. The applicant agreed that if the vacation was approved, he would grant the municipality an easement for the 650 square feet portion for the purpose of accessing and maintaining utility infrastructure.

The vacation application is coming before the Planning Commission to seek a recommendation of approval to the Assembly. The item is scheduled for the May 10th Historic Preservation Commission meeting. The vacation application will go to the Assembly for approval by ordinance, then will return to the Planning Commission for a subdivision replat.

ANALYSIS

Project/Site: The property is 650 square feet of municipal right-of-way adjacent to 403 Alice Loop.

Traffic: Overall use of the property would not change, so traffic is anticipated to remain the same.

Parking: Sufficient parking is provided on-site.

Noise: Proposed use does not change and the WD zoning allows commercial use. No concerns.

Public Health or Safety: No concerns. The sidewalk and roadway would remain in the same location.

Habitat: No concerns.

Property Value or Neighborhood Harmony: Proposed use does not change. Adjacent uses are public (municipal harbor and wastewater facility) and commercial.

Conformity with Comprehensive Plan: The proposal conforms to Comprehensive Plan Section 2.4.19 which states, "To consistently follow and enforce land use policies, codes, regulations, and decisions..." by going through the prescribed vacation approval process.

RECOMMENDATION

It is recommended that the Planning Commission adopt the staff analysis and move to recommend approval of the vacation of 650 square feet of right-of-way adjacent 403 Alice Loop.

RECOMMENDED MOTION

- 1) I move to recommend approval of the vacation request for 650 square feet of municipal right-of-way adjacent 403 Alice Loop with the condition of approval that Public Works approves the easement for access to public infrastructure. The property is also known as Lot 1 Sealing Cove Subdivision. The request is filed by Mica Trani. The owner of record is Mica Trani.





City & Borough of Sitka, Alaska

Selected Parcel: 403 ALICE ID: 19022003

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50 m
100 ft



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CERTIFICATE OF OWNERSHIP AND DEDICATION	
<p>WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY BOUND AND DESCRIBED AS FOLLOWS: AN ALASKA STATE PARK LOCATED IN THE STATE OF ALASKA, BUREAU OF LAND MANAGEMENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SPACES UPON PUBLIC OR PRIVATE USE AS NOTED.</p>	
 MELISSA HENSHAW <small>OWNER</small> <small>CONTRIBUTOR</small>	
 PAUL LEE CHAPMAN <small>OWNER</small> <small>CONTRIBUTOR</small>	
NOTARY'S ACKNOWLEDGMENT	
<p>161 OF AMERICA STATE OF ALASKA CITY & BUREAU OF LAND MANAGEMENT</p>	
<p>THIS IS TO PROVE THAT ON THE <u>10th</u> DAY OF <u>JANUARY</u>, <u>2011</u>, NOTWITHSTANDING THE UNDERSTANDING, A NOTARY PUBLIC IS FOR THE STATE OF ALASKA, DULY SWORN, HAS SWORN AND SIGNED THIS CERTIFICATE, AND THAT THE <u>MELISSA LEE HENSHAW</u>, OF <u>ANCHORAGE</u>, <u>AK</u>, IS THE PERSON TO WHOM THE PROPERTY, HEREINDETERMINED, AND WHO DECLARED THE WRITER TO BE AND IS, HEREBY ACKNOWLEDGED TO BE THAT AND, SWORE THE NAME FRESHLY AND VOLUNTARILY FOR THE HEST AND PURPOSES HEREIN STATED.</p>	
<p>WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE, FIRST HEREBY WITNESS.</p>	
 MELISSA HENSHAW <small>NOTARY PUBLIC</small> <small>STATE OF ALASKA</small>	
<p>MY COMMISSION EXPIRES <u>9-1-2012</u></p>	
<p>STATE OF ALASKA NOTARY PUBLIC MELISSA HENSHAW <small>9-1-2012</small></p>	

**CERTIFICATE OF PAYMENT OF TAXES
(STATE OF ALASKA)
(FIRST JUDICIAL DISTRICT)**

1. THE UNDERSIGNED, DULY APPOINTED AND QUALIFIED, AND ASSESSED FOR THE CITY & MUNICIPALITY OF ANCHORAGE, DO HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THE CITY & MUNICIPALITY OF ANCHORAGE, THE TAXES ASSESSED AND COLLECTED ARE AS FOLLOWS, UNPAID ON THE RECORDS IN THE NAME OF THE UNDERSIGNED:

\$ 1,000.00

AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED ON THIS LAND AND IN THE NAME OF THE CITY & MUNICIPALITY OF ANCHORAGE, ARE PAID, AND THAT THE TAXES ASSESSED ON THIS LAND AND IN THE NAME OF THE UNDERSIGNED, ARE UNPAID.

DAVID H. 1979 Day of December, 1979 At Seward, Alaska

DAVID H. *[Signature]*
RECEIVED
RECESSION, CITY AND MUNICIPALITY OF ANCHORAGE

CERTIFICATE OF APPROVAL BY THE BOARD

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SIGNED HEREIN IS DULY FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SIKKAL, ALABAMA AS RECORDED IN THE RECORDS OF THE CITY & BOROUGH OF SIKKAL, ALABAMA. THAT THE SUBDIVISION PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, SIKKAL, ALABAMA.

12/20/2010 *Robert L. Johnson*
 ROBERT L. JOHNSON, RECORDING CLERK

Melissa Lovett

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SIGNED HEREIN IS DULY FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SIKKAL, ALABAMA AS RECORDED IN THE RECORDS OF THE CITY & BOROUGH OF SIKKAL, ALABAMA. THAT THE SUBDIVISION PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, SIKKAL, ALABAMA.

12-21-2010 *Shay Whetstone*

Sarah Peterson
 CITY OF SIKKAL, CLERK, Acting



CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

I, THE SUBSCRIBER, BEING DULY SWORN AND SAYS, AND FURTHER STATE, THAT THE AMOUNT OF THE LOCAL IMPROVEMENT DISTRICT AS PROVIDED FOR IN THE RECORDS OF THE CITY & BOROUGH OF SIKKAL, THE FOLLOWING RECORDED PROPERTY IS CHARGED ON THE RECORDS IN THE NAME OF: *Shay Whetstone*

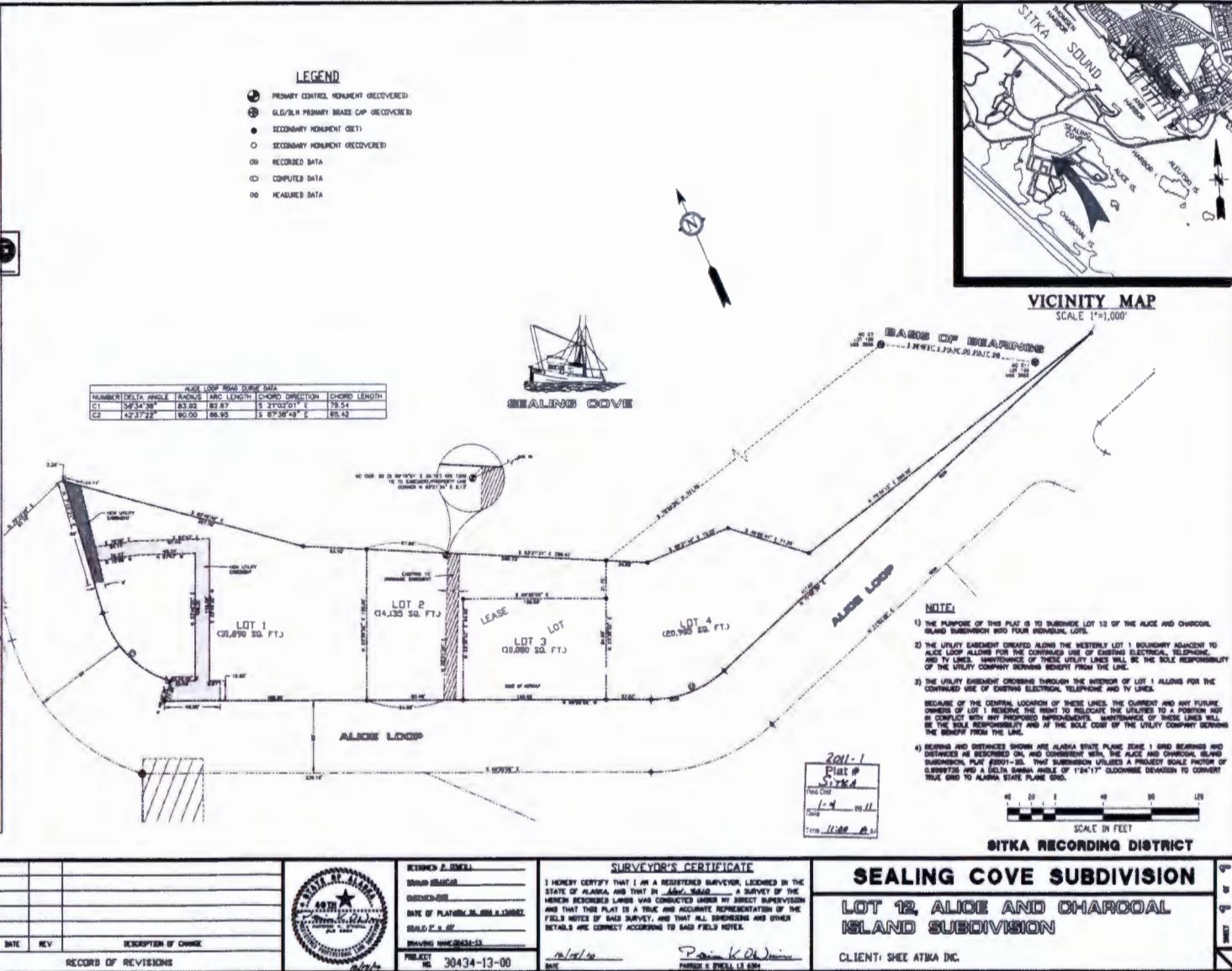
ALL OWNERS OF RECORDS, AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSIONS, ALL LIENS ADDED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH OF SIKKAL, ARE PAID IN FULL.

Shay Whetstone

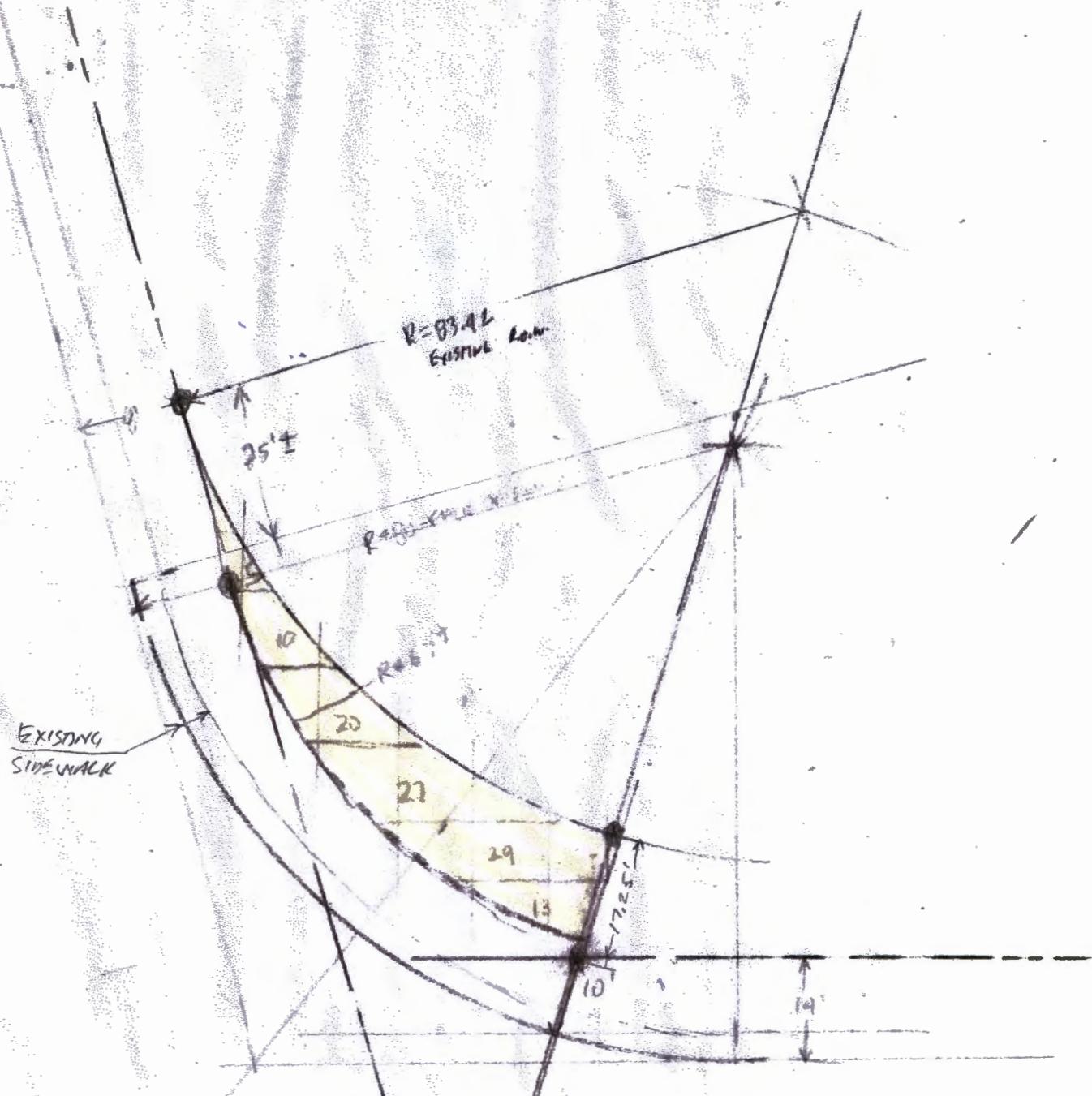
FOR THE CITY & BOROUGH OF SIKKAL

CITY & BOROUGH OF SIKKAL

O'NEILL
SURVEYING AND ENGINEERING



403 Alice Loop Rd.



$$5+12+20+27+19+13=104$$

$$\frac{109}{10} = 10.9 \times 100 = 650 \text{ sc.}$$

40 Ross Main Creek
13415.788-656.80

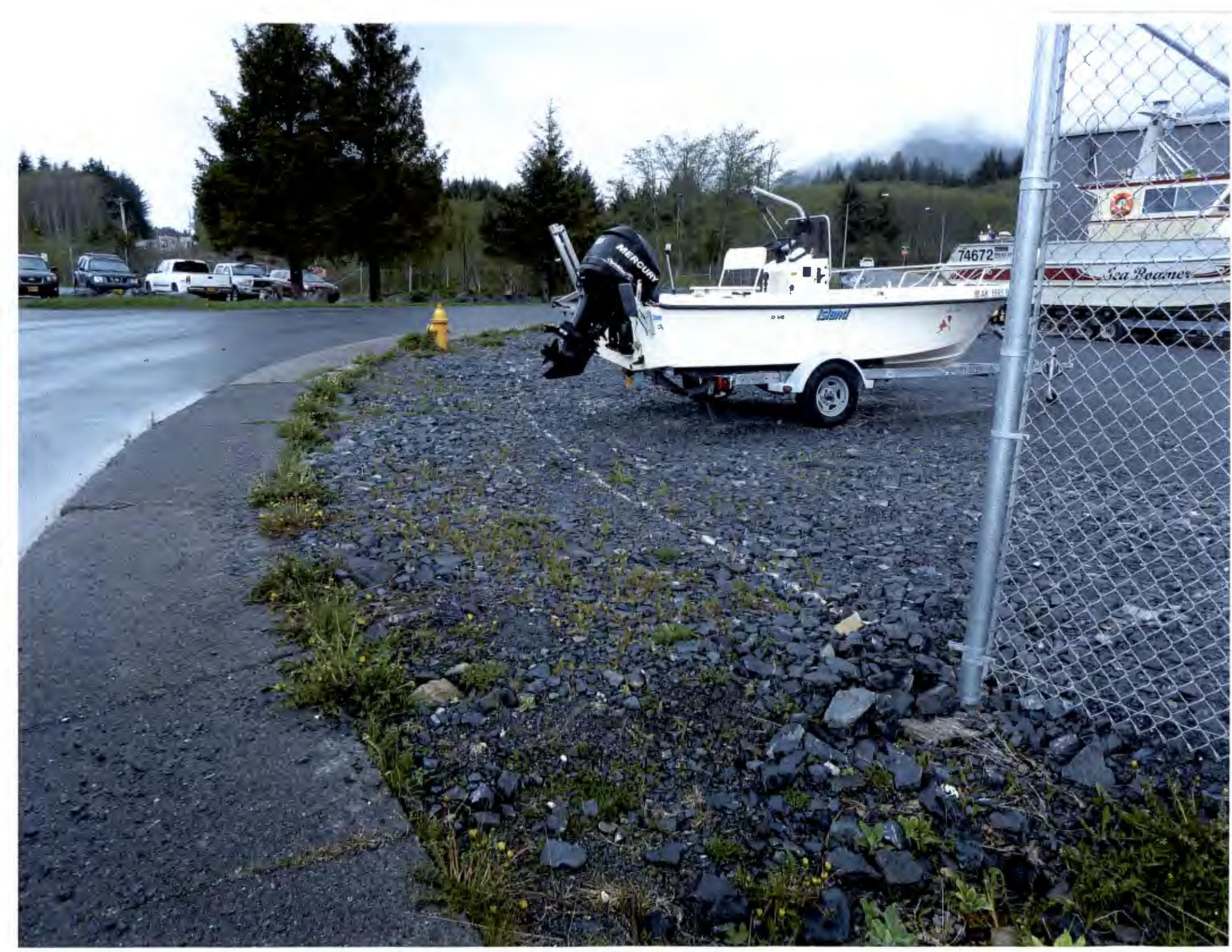














CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

LAND MANAGEMENT APPLICATION FORM

1. Review guidelines and procedural information.
2. Fill form out completely. No request will be considered without a completed form.
3. Submit all supporting documents and proof of payment.

APPLICATION FOR: TIDELAND LEASE
 LAND PURCHASE

BRIEF DESCRIPTION OF REQUEST: Purchase city right of way at 403 Alice Loop where road right of way goes from 60' to 80' near existing fire hydrant.

PROPERTY INFORMATION:

CURRENT ZONING: WD ARE YOU THE UPLAND PROPERTY OWNER? Yes
CURRENT LAND USE(S): Marine repair PROPOSED LAND USES (if changing): no change

APPLICANT INFORMATION:

PROPERTY OWNER: Mica Trani
PROPERTY OWNER ADDRESS: 101 Shuler Dr - Sitka
STREET ADDRESS OF PROPERTY: 403 Alice Loop Road - Sitka
APPLICANT'S NAME: Mica Trani
MAILING ADDRESS: Box 3016
EMAIL ADDRESS: islandmarine@gci.net DAYTIME PHONE: 747-0647

PROPERTY LEGAL DESCRIPTION:

TAX ID: 19022003 LOT: 1 BLOCK: _____ TRACT: _____
SUBDIVISION: Seal King Cove Subdivision US SURVEY: 39-26

COMPLETED APPLICATION	SITE PLAN	
NARRATIVE	CURRENT PLAT	
FEES	OWNERSHIP	

REQUIRED SUPPLEMENTAL INFORMATION:

- Completed application form
- Narrative
- Site Plan showing all existing and proposed structures with dimensions and location of utilities
- Proof of filing fee payment
- Proof of ownership (If claiming upland preference)
- Copy of current plat

CERTIFICATION:

I hereby certify that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee is non-refundable, is to cover costs associated with the processing of this application, and does not ensure approval of the request. I understand that public notice will be mailed to neighboring property owners and published in the Daily Sitka Sentinel. I further authorize municipal staff to access the property to conduct site visits as necessary.

Applicant



Date



CITY AND BOROUGH OF SITKA - ASSESSMENT RECORD 2017



Owner:	Trani, Mica, T.	Owner:	
Location:	403 Alice Lp		
Parcel No:	1-9022-003	Prop Type:	Comm
Legal Description:			
Lot One (1), Sealing Cove Subdivision, according to the official plat thereof, filed under Plat No. 2011-1, Records of the Sitka Recording District, First Judicial District, State of Alaska.			

PROPERTY INFORMATION

General Data

Year Built	2016	Prop Style:	
Total Finished Living	2640		
Prop Quality:	3.00 Ave		
Eff Age:	0		
Re-Inspect Date	12/20/2016		

Subject Photo



Land Data

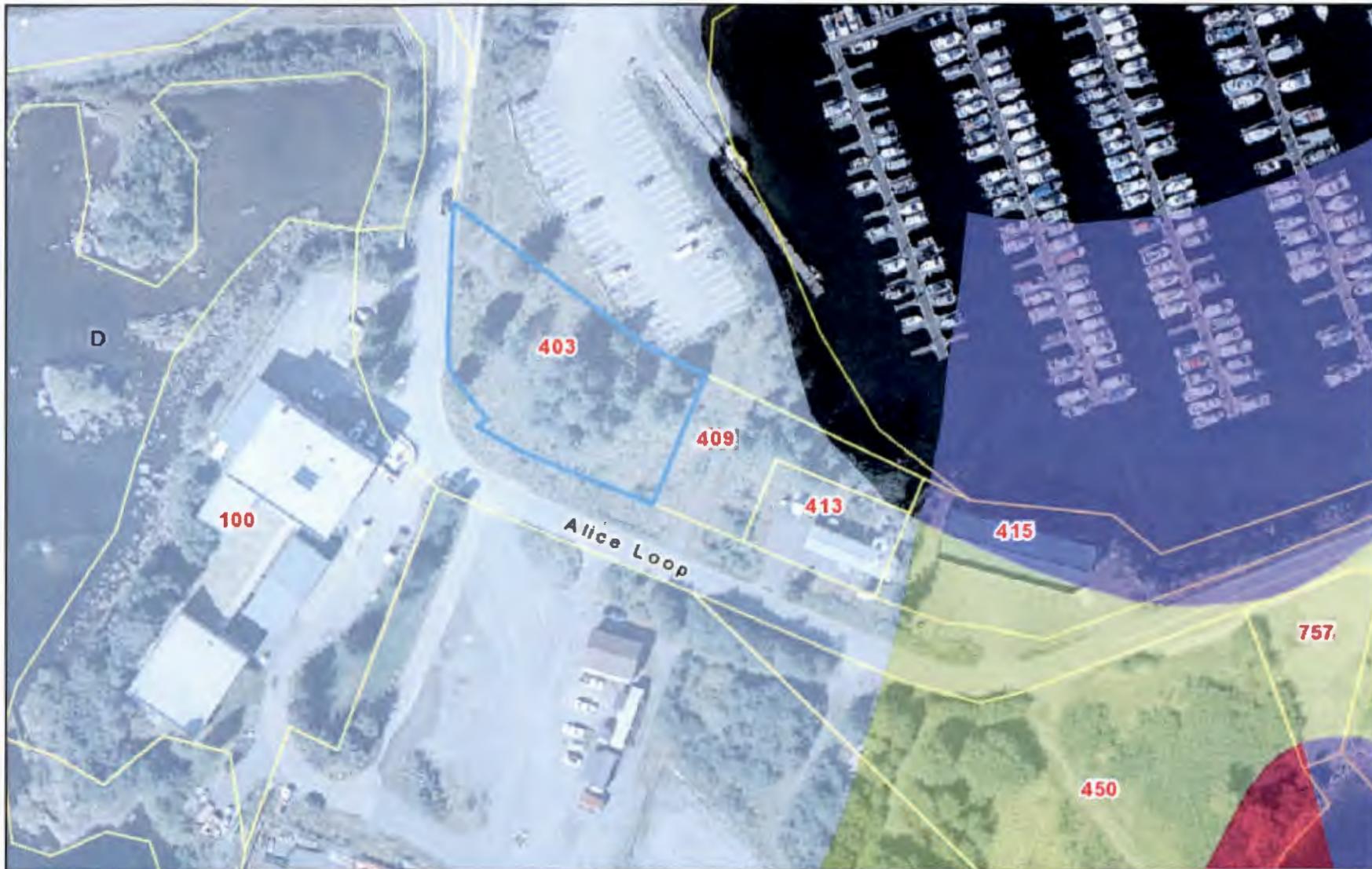
	Zoning	Typ	WD
Sq.Ft.	31,890	Acres	0.730
Topography	Level		
Shape	Average		
View	No Data		
Drainage	Average		
Access	Average		
Parking	Onsite		
Street	Paved		
Water	PubCSys		
Sewer	City		
Waterfront	0.00		

LAND VALUATION

UNIT	Base \$/SF	C	P	LQC	\$/SF	E1	E2	TOTALS
unit 1 sf	31,890			1195.1	-0.450	0.877	\$9.85	
unit 2 sf								
unit 3 sf								
unit 4 sf								
waterft								
view	0							

April 17, 2017, Easement Purchase Application Valuation Estimate is 15% of Base Rate of \$9.85/sf (0.15 X \$9.85 = \$1.48/sf @ 650sf = \$1,000

\$1,000

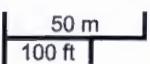


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Parcel ID: 19000002

CITY & BOROUGH OF SITKA
SEWER TREATMENT PLANT
C/B OF SITKA
100 LINCOLN ST
SITKA AK 99835

Parcel ID: 19022001

SHEE ATIKA, INC.
SHEE ATIKA, INC.
315 LINCOLN ST, STE 300
SITKA AK 99835

Parcel ID: 19024000

ALASKA, STATE, OF
DOT/PF AIRPORT DIV
ALASKA STATE OF
ANCHORAGE AK 99501

Parcel ID: 19020000

SHEE ATIKA, INC.
SHEE ATIKA, INC.
315 LINCOLN ST, STE #300
SITKA AK 99835

Parcel ID: 19022002

SEALING COVE HEATED STORGAE,
LLC
SEALING COVE HEATED STORAGE,
LLC
107-A TOIVO CIRCLE
SITKA AK 99835

Parcel ID: 19075000

CITY & BOROUGH OF SITKA
SEALING COVE HARBOR
CITY & BOROUGH OF SITKA
203 AIRPORT RD
SITKA AK 99835

Parcel ID: 19022000

SEALING COVE HEATED STORAGE,
LLC
SEALING COVE HEATED STORAGE,
LLC
107-A TOIVO CIR
SITKA AK 99835

Parcel ID: 19022003

MICA TRANI
TRANI, MICA, T.
P.O. BOX 3016
SITKA AK 99835-3016