



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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MainStreetGIS, LLC
www.mainstreetgis.com

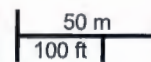
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CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY HEREIN AND HAVE RECEIVED AND THAT WE HEREBY ADVERTISE THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: 4/22/11 BY: [Signature] [Signature]
[Signature] [Signature]
[Signature] [Signature]

NOTARY'S ACKNOWLEDGMENT

US OF AMERICA
STATE OF ALASKA
CITY & BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS 22nd DAY OF APRIL, 2011, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, RAY CONNORSON AND PETER, PERSONALLY APPEARED SARAH JOHNSON, PRESIDENT OF SITKA INC., and CHARCOAL, INC., and they acknowledged to me that they executed the within plat and the same acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein specified.

WITNESSES OF HAND AND NOTARY SEAL, THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

[Signature] [Signature]
[Signature] [Signature]
BY COMMISSION EXPIRES 9-1-2012

STATE OF ALASKA
NOTARY PUBLIC
MELISSA HENDERSON
BY COMMISSION EXPIRES 9-1-2012

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

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ACTING FOR THE CITY & BOROUGH OF SITKA, DO HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THE CITY & BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS OWNED IN THE NAME OF SITKA, ALASKA, INC.

AND THAT, ACCORDING TO THE RECORDS OF MY PREDECESSOR, ALL TAXES HEREON PAID AND ARE IN FULL OF THE CITY & BOROUGH OF SITKA AND IN FULL OF THE CURRENT TAXES FOR THE YEAR 2010. WILL BE PAID ON OR BEFORE 4-30-2011.

DATED THIS 22nd DAY OF APRIL, 2011, AT SITKA, ALASKA.

[Signature]
RECEIVED, CITY AND BOROUGH OF SITKA

CERTIFICATE OF APPROVAL BY THE BOARD

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA, ALASKA, AND THAT THIS PLAT HAS BEEN APPROVED BY THE BOARD OF PLAT RESOLUTION NO. 2011-01, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT CLERK, CO-CLERK RECORDER, SITKA, ALASKA.

[Signature] [Signature]
[Signature] [Signature]

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA, ALASKA, AND THAT THIS PLAT HAS BEEN APPROVED BY THE ASSEMBLY OF THE CITY & BOROUGH OF SITKA, ALASKA, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT CLERK, CO-CLERK RECORDER, SITKA, ALASKA.

4-21-2011 [Signature]
[Signature]
CITY AND BOROUGH CLERK, SITKA

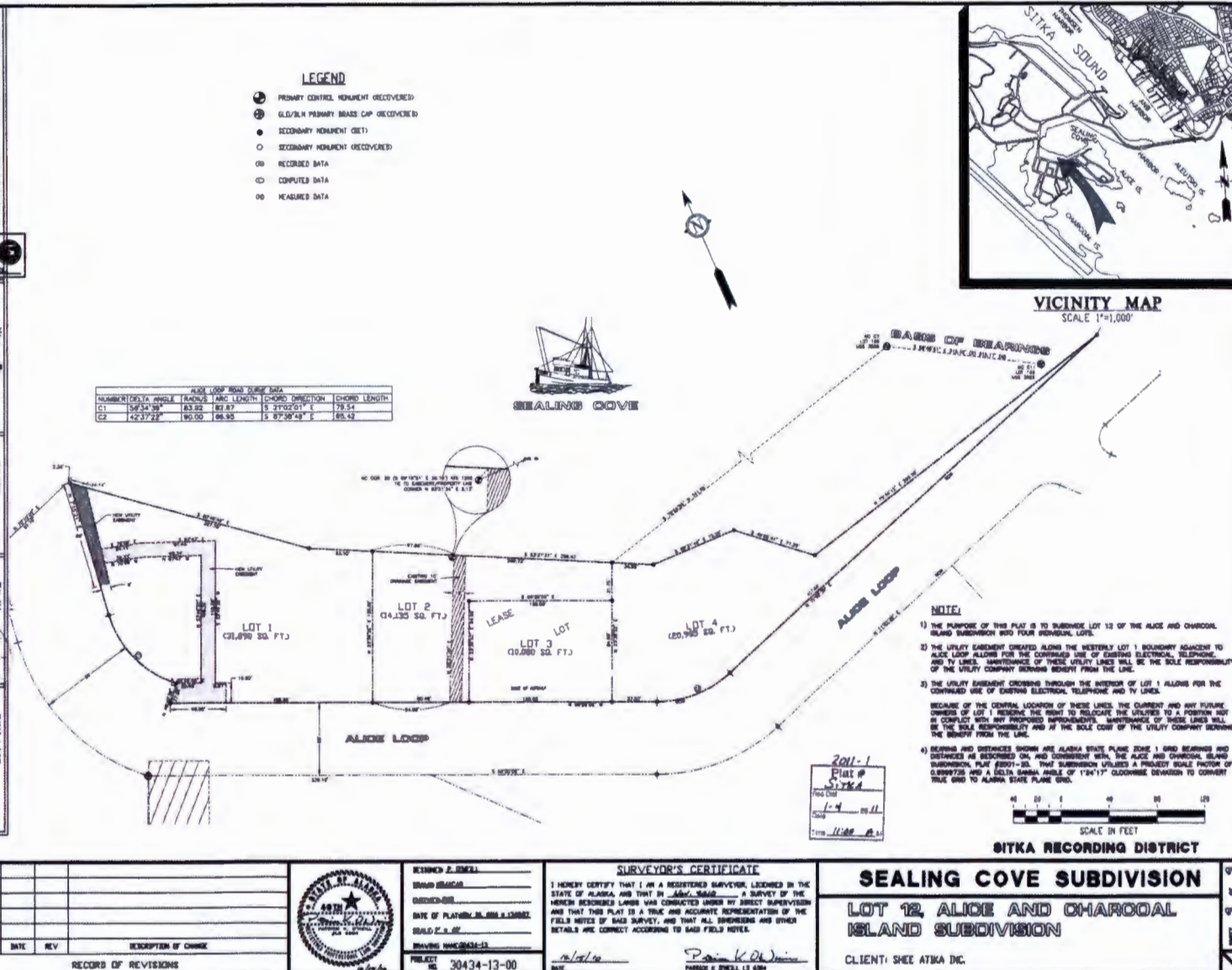
CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND FINANCIAL DIRECTOR FOR THE CITY & BOROUGH OF SITKA, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE CITY & BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS OWNED IN THE NAME OF SITKA, ALASKA, INC.

ALL LIENS OF RECORD, AND THAT, ACCORDING TO THE RECORDS OF MY PREDECESSOR, ALL LIENS ARE PAID IN FULL.

DATED THIS 22nd DAY OF APRIL, 2011, AT SITKA, ALASKA.

[Signature]
[Signature]
CITY & BOROUGH OF SITKA



O'NEILL
SURVEYING AND ENGINEERING

BOX 1049 SITKA, ALASKA 99801
PHONE: (907) 747-4700
FAX: (907) 747-1000
EMAIL: onell@onellse.com



RECEIVED 2.0000
BRAND BRASS
RECOVERED
DATE OF PLAT: 4.22.11
BY: [Signature]
RECOVERED
PROJECT NO. 30434-13-00

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA AND THAT IN ALASKA, SEASIDE, A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

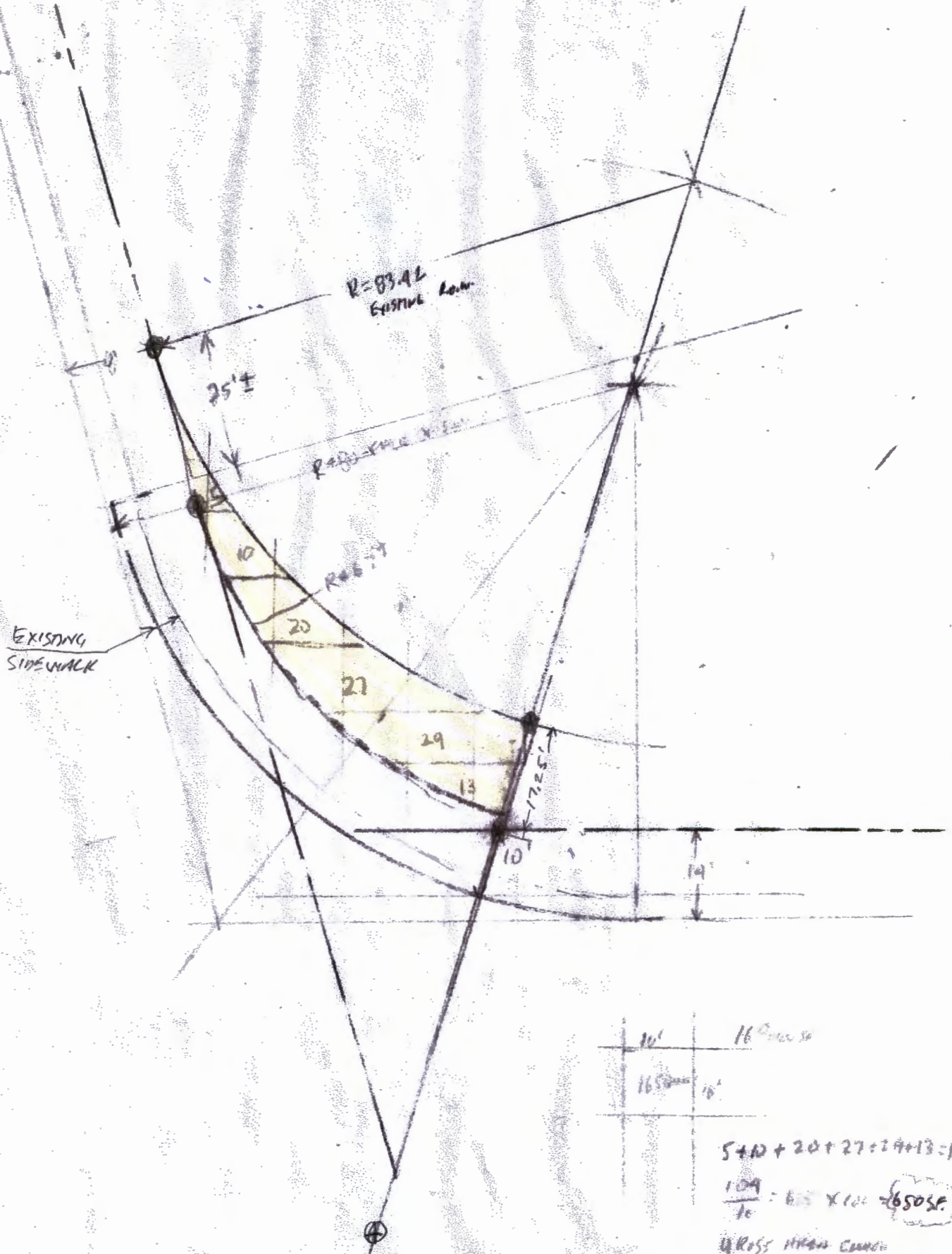
DATE: 4/22/11 BY: [Signature]
[Signature]
PROJECT NO. 30434-13-00

SEALING COVE SUBDIVISION

LOT 12, ALICE AND CHARCOAL ISLAND SUBDIVISION

CLIENT: SHEE ATKA INC.

403 Alice Loop Rd.

















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: Sealing Cove Subdivision US SURVEY: 39-26

COMPLETED APPLICATION		SITE PLAN	
NARRATIVE		CURRENT PLAT	
FEE:		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.

M. J. Smith
Applicant

11-28-16
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		

Land Data

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

Subject Photo



19022003.JPG

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			\$314,200
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

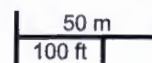
May 1, 2017



City & Borough of Sitka, Alaska

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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 STORAGE,
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