

Should this item be pulled from the consent agenda, the following motion would be in order:

POSSIBLE MOTION

I MOVE TO grant preliminary approval of a proposed land sale of Mineral Survey 1587.

Note: Following preliminary approval, the applicant will then go back to the Planning Commission, Historic Preservation Commission, and through a public competitive bid process, before coming back to the Assembly for a final land sale ordinance.



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

MEMORANDUM

To: Mark Gorman, Municipal Administrator
Mayor McConnell and Members of the Assembly

From: Maegan Bosak, Planning and Community Development Director *MB*
Samantha Pierson, Planner I *SP*

Subject: Sale of Mining Claim to Christopher Lillehoff

Date: June 15, 2016

Recently Christopher Lillehoff approached the Planning Department with a request to purchase a prior mining claim from the City and Borough of Sitka. The Planning Department is processing this request in accordance with existing procedures. Following SGC, an ordinance is required to authorize the land sale. Lillehoff is requesting preliminary approval from the Assembly in order to proceed with the land sale.

The land sale request is for 32.84 acres known as Mineral Survey 1587. The property is located across Ogden Passage from Herbert Graves Island. The applicant states the intent to use the land as a personal subsistence camp.

The City Assessor, Wendy Lawrence, determined a fee simple assessed value of \$129,200.00. This amount will be the starting bid for a sealed bid process.

Following preliminary Assembly approval, the applicant will then go to the Planning Commission, the Historic Preservation Commission, and through a public competitive bid process, then back to the Assembly for a final land sale ordinance.

RECOMMENDED ACTION: Pass a motion granting preliminary approval.



City & Borough of Sitka, Alaska

Printed on 3/14/2016 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>

This map is for informational purposes only. It is not for appraisal of, description of, or conve



responsibility for the information contained herein.

Christopher Lillehoff
 Land Sale Request
 Mineral Survey 1587

UNSURVEYED TOWNSHIP 48 SOUTH RANGE 57 EAST OF THE COPPER RIVER MERIDIAN, ALASKA

PROTRACTION DIAGRAM NO. CR13-6 OFFICIALLY FILED 5/1/1980

STATUS OF PUBLIC DOMAIN
LAND AND MINERAL TITLES

.MTP

FOR CROSS REFERENCES, REFER TO USE OF UN-
SOLICITED LANDS PROGRAM FOR CLASSIFICATION
WATERPALS, WATER AND/OR OTHER PUBLIC PURPOSES
REFER TO INDEX OF MISCELLANEOUS DOCUMENTS

Enter To Township Of: MS 804, MS 806, MS 808A,
MS 807A, MS 1046, MS 1047, MS 1403, MS 1460,
MS 1461, MS 1502, MS 1504, MS 1574, MS 1575,
MS 1576, MS 1587

PL 96-487 Does Apply To: WEST CHALLENGER BANK?

WATERPALS

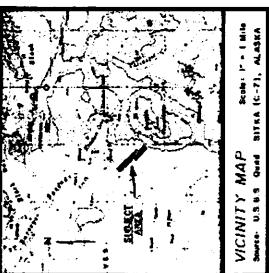


WARNING: This is a preliminary plat of the land shown to which
no warranty is made by the Bureau of Land Management. The
Bureau does not warrant the accuracy of the survey data shown. The
Bureau does not warrant the accuracy of the survey data shown. The
Bureau does not warrant the accuracy of the survey data shown.

Lat 57°39'27.120"N
Long 134°05'25.964"W

CURRENT TO	CR Mer
11-23-2009	T. 48 S R. 57 E

Christopher Lillehoff
Land Sale Request
Mineral Survey 1587



SURVEY METHOD & HISTORY

The original survey of Mineral Survey Nos. 1587 and 1588 was conducted in 1913, approximately by the U. S. Department of the Interior, Public Survey Office.

The survey of 1987 was made using the traverse method with a Kern Modeler 412 (2 1/2" 311097) with the accuracy of angular measurements of 10 seconds and a distance of 1000 feet. The traverse was closed and the bearings were measured with a Kern Modeler optical transit, Model 1070 (79234), with an accuracy of 10 seconds. The survey method was approved by the U. S. Department of the Interior, Bureau of Land Management, 1973, and the Department of the Interior, Bureau of Land Management, 1973, and the Department of the Interior, Bureau of Land Management, 1973.

The BEARING BASE for MS 1587 and MS 1588 was established from the original survey levelling between CT and CT-1 (Baseline No. 2, No. 158).

SURVEY LOCATION MS 1587 and MS 1453 are located in Section 26 of T48S, R17E, C6R.M.

COUNTIES: MS 1587 - City of Sitka
MS 1453 - City of Sitka

LEGEND

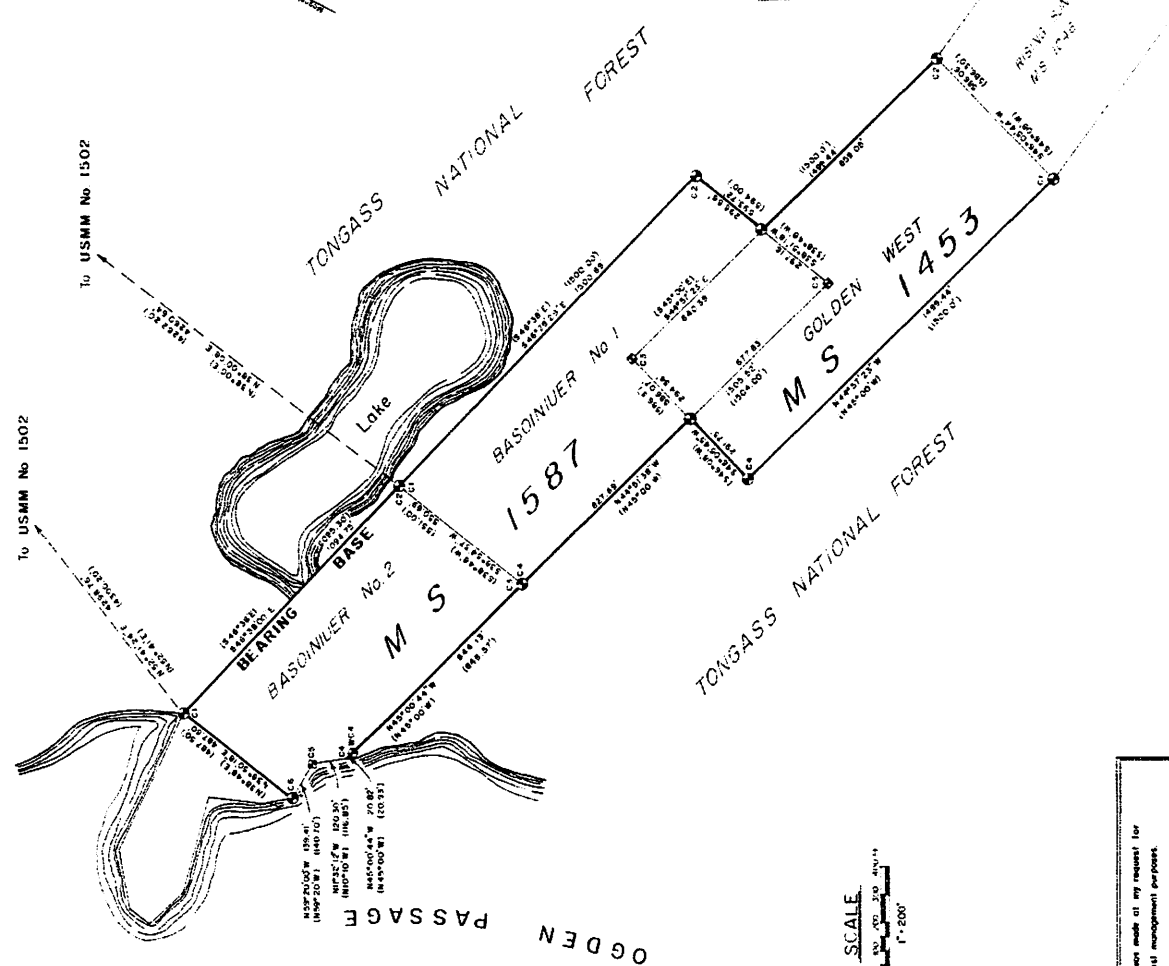
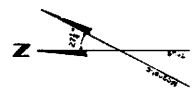
- Forest Service Monument (SM)
- Original Monument (Found, not replaced)
- USFS Boundary Line (Cleared, Bladed, Painted, & Posted With USFS Property Boundary Signs)
- Property Line
- The Line
- (14370000E 100000) Record Bearing & Distance
- (14370000E 100000) Measured Bearing & Distance

SHEET 1 OF 2

BOUNDARY LINE RETRACEMENT
MS 1587 & MS 1453
FOR THE
U.S. FOREST SERVICE
SITKA, ALASKA, 99801

MURPH ENGINEERING
Box 625
Petersburg, Alaska 99833

DATE: 10/19/87
SCALE: 1" = 200'
JOB NO.: 1587-1453
USFS CONTRACT NO.: 15-0847-0011

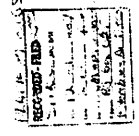


SCALE
1" = 200'

SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly qualified and licensed Surveyor in the State of Alaska, and being duly sworn, do hereby certify that the above described lines are correct under my hand and seal on the 19th day of October, 1987, and that the same are in accordance with the original survey records and the field notes, and that all dimensions and other data are correct according to said field notes.

MAUREN A. J. HAYES
Surveyor



Christopher Lillehoff
Land Sale Request
Mineral Survey 1587

The survey was made at my request for National Forest management purposes.

10/19/87
Date
Maureen A. J. Hayes
Forest Supervisor

IN THE SUPERIOR COURT FOR THE STATE OF ALASKA

FIRST JUDICIAL DISTRICT AT SITKA

In the Matter of the GREATER)
SITKA BOROUGH, DELINQUENT)
TAX ROLL AND FORECLOSURE)
LIST FOR TAX YEAR, 1968.)

CIVIL ACTION NO. 69-73C

CLERK'S DEED TO BOROUGH

The Clerk of the Greater Sitka Borough having filed proof of publication of the notice of expiration of the redemption period and having mailed a copy of the published notice by certified mail, postage prepaid, to each record owner of property against which a judgment of foreclosure has been taken in accordance with Section 29.10.522 of the Alaska Statutes, I hereby deed under the provisions of Section 29.10.525 of the Alaska Statutes the following described pieces or parcels of land situated in the Greater Sitka Borough, First Judicial District, State of Alaska. All rights of redemption shall terminate upon the execution of this deed to the Greater Sitka Borough.

within the City limits of Sitka:

Lot 4, Block 4, Sirstad Addition, listed under the name of Raymond Johnson; amount due \$71.73;

outside of City of Sitka limits:

Home Stead Claim 627771, listed under the name of Fred Van Horn; amount due \$61.18;

Lot 2, Tract A, U. S. Survey 3556, listed under the name of John Wetteland; amount due \$38.84;

Lot 6, Tract A, U. S. Survey 3556, listed under the name of George E. Rogers; amount due \$40.09;

Min. Sur. 938, listed under the name of Pande Basin Gold Placer Co.; amount due \$49.00;

Min. Sur. 544, listed under the name of Edward H. Power; amount due \$100.54;

Min. Sur. 555, listed under the name of G. E. Bent; amount due \$37.13;

Min. Sur. 956, listed under the name of
M. G. Munly; amount due \$26.44;

Min. Sur. 1453, listed under the name of
John Tupplela; amount due \$15.62;

Min. Sur. 1469 A-B, listed under the name
of H. A. Bauer; amount due \$143.08;

Min. Sur. 1587, listed under the names of Joe
T. Bauer and John Soini; amount due \$26.42;

Min. Sur. 1472, listed under the name of H. A.
Bauer; amount due \$15.73;

Lot 4, Block 1, listed under the name of
Henry T. Butterwege; amount due \$14.07;

Lot 9, Block 1, listed under the name of
Joann-George Budka; amount due \$14.07;

and the following described real property
in the Townsite of Port Alexander, Alaska:

Lot 1, Block 1, listed under the name of
L. G. Woolcot; amount due \$40.31;

Lot 2, Block 1, listed as unknown; amount due
\$16.82;

Lot 3, Block TRI, listed as unknown; amount
due \$16.82;

Lot 4, Block 1, listed as unknown; amount due \$13.99;

Lots 9-14, Block 1, listed as unknown; amount
due \$22.82;

Lot 10, Block 2, listed as unknown; amount
due \$11.17;

Lot 13, Block 2, listed under the name of the
City of Port Alexander; amount due \$11.17;

Lot 15, Block 2, listed as unknown; amount due
\$23.25;

Lot 17, Block 2, listed as unknown; amount due
\$11.17;

Lot 19, Block 2, listed as unknown; amount
due \$11.17;

Lot 2, Block 4, listed under the name of
Wilbur Brown; amount due \$10.92;

Lot 1, Block 8, listed under the name of
Helen Ottison, amount due \$20.49;

Lot 6, Block 8, listed under the name of
Gertrude Nibbler; amount due \$157.30;

The following parcels of land in the Port Alexander Townsite and listed as unknown:-

- Lots 5 & 6, Block 9; amount due \$34.55;
- Lots 1-6, Block 10; amount due \$28.02;
- Lot 7, Block 10; amount due \$13.97
- Lot 2, Block 1, Tract B; amount due \$11.17;
- Lots 4 & 5, Block 1, Tract B; amount due \$16.83;
- Lots 6 & 7, Block 1, Tract B; amount due \$19.09;
- Lots 8 & 9, Block 1, Tract B; amount due \$16.82;
- Lot 10, Block 1, Tract B; amount due \$13.97;
- Lot 11, Block 1, Tract B; amount due \$11.17;
- Lots 12, 13, & 14, Block 1, Tract B; amount due \$22.82;
- Lot 15, Block 1, Tract B; amount due \$12.29;
- Lots 16 & 17, Block 1, Tract B; amount due \$16.82
- Lots 1, 2, 3 & 4, Block 2; amount due \$40.30;
- Lots 5 & 6, Block 2; amount due \$28.60;
- Lot 13, Block 2; amount due \$22.81;
- Lot 14, Block 2; amount due \$28.59;
- Lot 1, Block 3; amount due \$19.78;
- Lots 2 & 3, Block 3; amount due \$22.79.

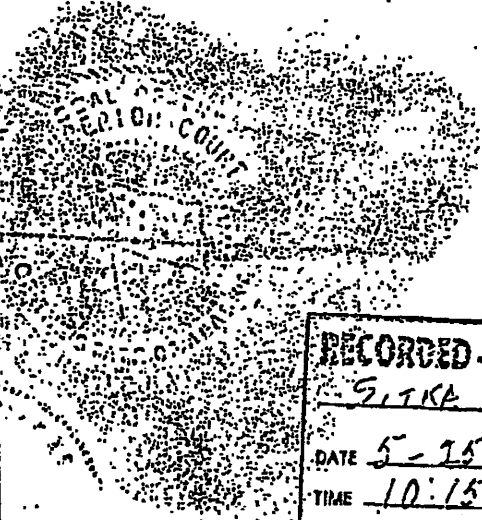
IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Superior Court for the State of Alaska, this 25th day of May, 1971.

D. V. DUNGAN

Clerk of the Superior Court

Charlotte Swenberg
Deputy Clerk

Christopher Lillehoff
Land Sale Request
Mineral Survey 1587



RECORDED - FILED	
<u>SITKA</u>	REC. DIST.
DATE <u>5-25</u>	19 <u>71</u>
TIME <u>10:15</u>	<u>A</u> M
Requested by <u>WLD</u>	

Memorandum

TO: Maegan Bosak, Planning and Community Development Director

FROM: Wendy Lawrence, Assessing Director

SUBJECT: City and Borough of Sitka Mining Claim Assessed Valuation for Proposed Land Purchase Request – Identified as 32.84 acres of MS 1587 (Remote City & Borough of Sitka)

DATE: May 24, 2016

The real property described above has been assessed at \$129,200 fee simple for the proposed purchase of 32.84 acres of historic mining claim property owned by the City and Borough of Sitka. The site is located just south of Maud Point on Ogden Passage, extends from tidewater eastward touching the south shore of a small lake, and features approximately 150' of water frontage to Ogden Passage near Kimsham Cove.

The subject site consists of 32.84 acres of gently sloping wooded upland area that are relatively level and suitable for development. While remote from Sitka (approximately 50 miles NW), this site is superior in value to the more typical steep terrain sites. Access is via boat or plane, and zoning is assumed to be Public Lands as this could not be confirmed from the historic files.

The intended use is as a personal use subsistence fishing, trapping and hunting camp by the applicant. Not having had the ability to inspect this site personally for this valuation, the site was estimated to be approximately 30% wetlands from aerial photos and available mapping data. The site has been described to contain some muskeg on the far side of the claims above the lake.

Island sales within the borough range widely in value depending upon proximity to the city, utilities, sun exposure and beach frontage. Mining claims in particular are more remote in nature and are valued with emphasis on level slope, and ease of access. That being said, this parcel appears to have both amenities, ease of access and relatively level topography, and as such would be considered superior in value than the average remote property. The City and Borough of Sitka has no mining claim sales on which to draw for valuation support, therefore a wider scope of all island sales was used.

Island sales within 5 miles of the city core generally range from \$52,000-\$375,000/acre, with remote island sales outside this area practically non-existent for analysis. Island sales volumes and prices have historically been steady and correlate with tourism trends for this area.

Historical valuation of this parcel was at \$1,000/acre (1980's-1990's), and an early 2000's valuation speaks to \$3,000/acre with a minimum of \$1,000/acre for development of 5-acre parcels with beach and lake front access. Time adjustment of these figures, and analysis of current sales at much higher per-acre values, support this more current valuation of \$3,900/acre. In addition, there are several

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historic requests for purchase of this parcel, which is also an indicator of its superior qualities and above-average appeal.

Therefore utilizing the island sales range stated above and applying negative 75% adjustment for remote proximity to the City and Borough of Sitka, results in the fee simple assessed value of \$129,200 for this request. No site specific adjustments were made, as a personal inspection of this site was not possible for that detail of information; therefore, this valuation is a general overview of the site at fee simple.

Municipal property is sold at the discretion of the Assembly and these facts are presented for its review in this request. Please feel free to contact me if you have questions, comments or input. The attached data has been submitted in support of this valuation.

Site Photo for Reference:



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54857006-\$ACRE

Model:	2017	0.3000	-	32.84	$Y = C * X^{(P)}$	219840	-0.766	S	-
	Assumed Wetland Ratio					C	P	Min Value	
Valuation Date	May 24, 2016								
Mining Claim-PURCHASE REQUEST CBS/LILLEHOFF									
Parcel Number	5-4857-006				0% Trend Factor				
Zoning	P								
P	-0.7660	-0.7660	-0.7660						
X^P	0.0906	0.1734	0.0000						
PSF VALUE	\$19,915.76	\$5,974.73	\$2,987.36						
C	219840.00	34463.37	0.00						
	Upland/Filled	Wetland							
$Y = C * X^{(P)}$	100%	30%	15%						

PARCEL SQ FT	22.99	10	-					
BASE LAND VALUE	\$457,823	\$58863.01	0.00	\$	516,686			
View Adjustment (Std,Partial,Super \$5-\$30k)	0.00	0.00	0.00	\$	-			
Site Improvements (Clearing,Paving,Drive \$5-\$15k)	0.00	0.00	0.00	\$	-			
Superior (Waterfront)	0.00	0.00	0.00	\$	-			
Neighborhood Adjustment	0.00	0.00	0.00	\$	-			
Inferior Adjustment (REMOTE)	-0.75	-0.75	-0.75	\$	(387,515)			
Overall Factor	0.25	0.25	0.25	\$	129,172			
	\$114,500	\$14,700	\$0	\$	129,200			
	\$0	\$0	\$0	\$				
ADJUSTED LAND VALUE ROUNDED				\$	129,200	2017 Land Value		
PER SQUARE FOOT ADJUSTED	\$4,980.86	\$1,492.08	\$0.00	\$	3,900	Per Acre Value		

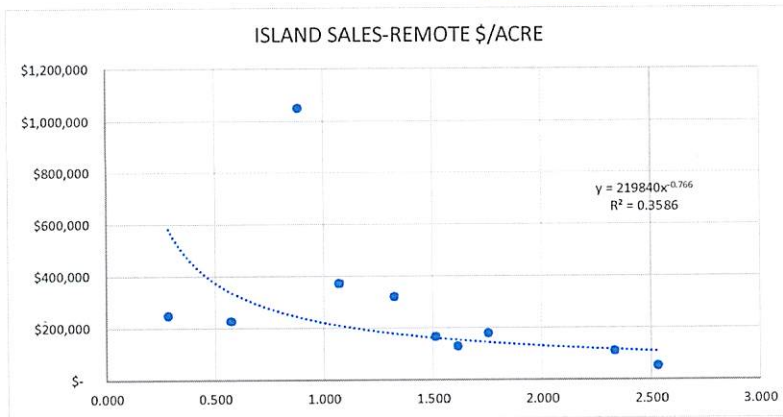
Historical Assessment Notes Found in File:

Per PRC Has Historically been valued at \$1000/acre

\$	48.30	\$	1,000	\$	48,300
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COMPARBLE SALES

	LOCATION	NH	SALE DATE	PRICE	\$/ACRE	\$/SF	ACRES	SF
49021000	Island	REN	27-Apr-15	\$ 69,900	\$ 249,600	\$ 5.73	0.280	12,197
49245000	Island 167	REN	05-Aug-13	\$ 925,000	\$ 228,072	\$ 5.24	0.570	24,829
49226000	Island	REN	16-Mar-16		\$ 1,051,100	\$ 24.13	0.880	38,333
49098001	Lot 2, Katz Island	REN	28-Nov-11		\$ 372,356	\$ 8.55	1.066	46,443
49217001	East Beardslee Island	REN	21-Sep-09	\$ 425,000	\$ 322,000	\$ 7.39	1.320	57,499
49222000	Island	REN	21-Feb-13	\$ 250,000	\$ 165,600	\$ 3.80	1.510	65,776
49217002	East Beardslee Island	REN	21-Sep-09	\$ 208,000	\$ 129,200	\$ 2.97	1.610	70,132
49173000	USS 3926, L16	REN	12-Feb-09	\$ 313,350	\$ 179,057	\$ 4.11	1.750	76,230
49178000	Lot 22, USS 3926	REN	27-Sep-12	\$ 256,300	\$ 110,000	\$ 2.53	2.330	101,495
49100002	Bamdoroshni Island	REN	26-Sep-11		\$ 52,569	\$ 1.21	2.530	110,207
49100003	Bamdoroshini Island	REN	12-Sep-13		\$ 52,569	\$ 1.21	2.530	110,207



Christopher Lillehoff
Land Sale Request
Mineral Survey 1587

RECEIVED FEB 05 2016

CITY AND BOROUGH OF SITKA
PLANNING DEPARTMENT
LAND SALES APPLICATION

Applicant

Applicant's Name: Christopher Lillehoff Phone: (907) 738-6030

If application is a corporation, give name of agent: _____

Mailing Address: 815 Lake St. Sitka, AK 99835

Requested Property

Legal Description: Lot _____ Block _____ U.S. Survey No. _____

~~Existing Subdivision~~ Mineral Survey # 1587

~~Street Address~~ Township 48 South Range 57 East of
Copper River Meridian, Alaska, Section 26

Intended Use (circle): Residential Private Recreation Commercial Industrial

Reason for requesting sale: Personal Use / Subsistence Camp


Area of land: 32.84 Acres

Current use and appearance: No current Use.

Historical Use: Gold Mine

Proposed construction or improvement: 10 x 12 Fishing, Trapping, and Hunting
Shelter

If the Assembly authorizes the sale to proceed, 1) an additional \$150 will be required to cover advertising costs, 2) a subdivision plat will be required, and 3) an appraisal will be required. The cost of the appraisal may be split between the municipality and the applicant.

Signature:  Date: 2-4-16

Christopher Lillehoff
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