




City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Memorandum

To: Jim Dinley, Municipal Administrator
Mayor McConnell and Assembly Members

From: Wells Williams, Planning Director 

Subject: Ordinance No. 2013-13 Authorizing the Sale of Tidelands to Scott Saline

Date: March 6, 2013

Ordinance No. 2013-13 is on the Assembly agenda to authorize the sale of 478 square feet of filled and unfilled tidelands to Scott Saline. The tidelands are adjacent and seaward of his property at 417 Katlian Street. The sales price, as established by the Assessor, is \$8,651.80.

The proposal has been reviewed by the Planning Commission, the Port and Harbors Commission, and the Sitka Historic Preservation Commission. The Planning Commission worked with Mr. Saline on resolving the variance issues related to his proposed fish taco stand on the deeded tidelands he owns. The sale of the municipal tidelands would further resolve an encroachment onto public property on the channel side of his parcel.

The leased and deeded tidelands along Katlian Street form an irregular pattern. This pattern is due to how the area has developed over the past several decades. The proposed sale would even out one of the property configurations.

The direct sale to Mr. Saline would facilitate his long standing plans to improve the property.

There is no public interest in retaining the tidelands.

Recommended Action: Approve the ordinance.

Providing for today...preparing for tomorrow

Sponsor: Administrator

CITY AND BOROUGH OF SITKA
ORDINANCE NO. 2013-13

AN ORDINANCE OF THE CITY AND BOROUGH OF SITKA, ALASKA
AUTHORIZING THE SALE OF LOT 31 B SALINE SUBDIVISION

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 thereof to any person or circumstance is held invalid, the remainder of this ordinance and application thereof to any person or circumstances shall not be affected thereby.
3. PURPOSE. The Assembly has determined this property is excess to municipal needs.
4. ENACTMENT. NOW, THEREFORE, BE IT ENACTED by the Assembly of the City and Borough of Sitka:
 - A. The sale of Lot 31 B Saline Subdivision to Scott Saline is hereby authorized. Saline Subdivision is a subdivision of Lot 31, Block 5, Sitka Indian Village, US Survey 2542; Deeded Tidelands; and A Portion of Alaska Tidelands Subdivision 15.
 - B. The sales price of the 478 square feet of filled and unfilled tidelands, as established by the Municipal Assessor, shall be at \$8,651.80.
 - C. The City and Borough Assembly finds competitive bidding is inappropriate and unnecessary due to the nature of the property since it can only realistically be used by the upland property owner
 - D. The sale is conditional on the recording of the subdivision plat.
 - E. The transfer shall be by quitclaim deed.
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 26th day of March 2013.

Mim McConnell, Mayor

ATTEST:

Colleen Ingman, Municipal Clerk

Memorandum

TO: Wells Williams, Planning Director
FROM: Randy Hughes, Assessing Director *RH*
SUBJECT: Scott Saline inquiry regarding possible purchase of City of Sitka owned tidelands.
DATE: November 5, 2012

Per your request, I have reviewed the following described property:

Approximately 478 square feet of tidelands located seaward of Lot 31 & 31A, Block 5 Sitka Indian Village, U.S. Survey 2542. The proposed area appears to be mild sloping and above the plus 60 foot tide mark.

Larger tideland leases in this area are valued from \$7.70 per square foot for unfilled tidelands to \$25.85 per square foot for filled tidelands.

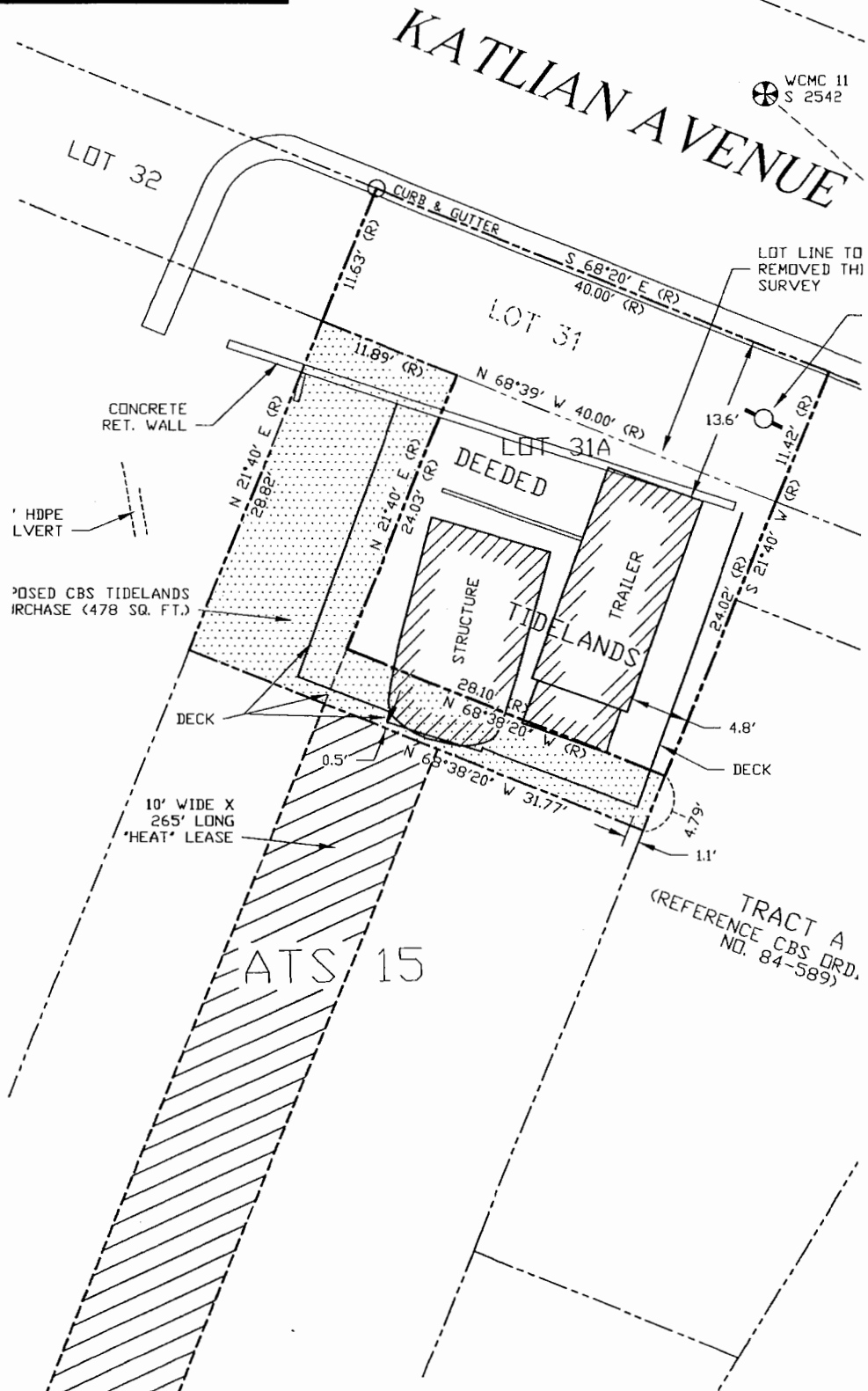
Due to the mild sloping nature of this property I would estimate the value at 70% of the filled tidelands value of \$25.85, or \$18.10 per square foot.

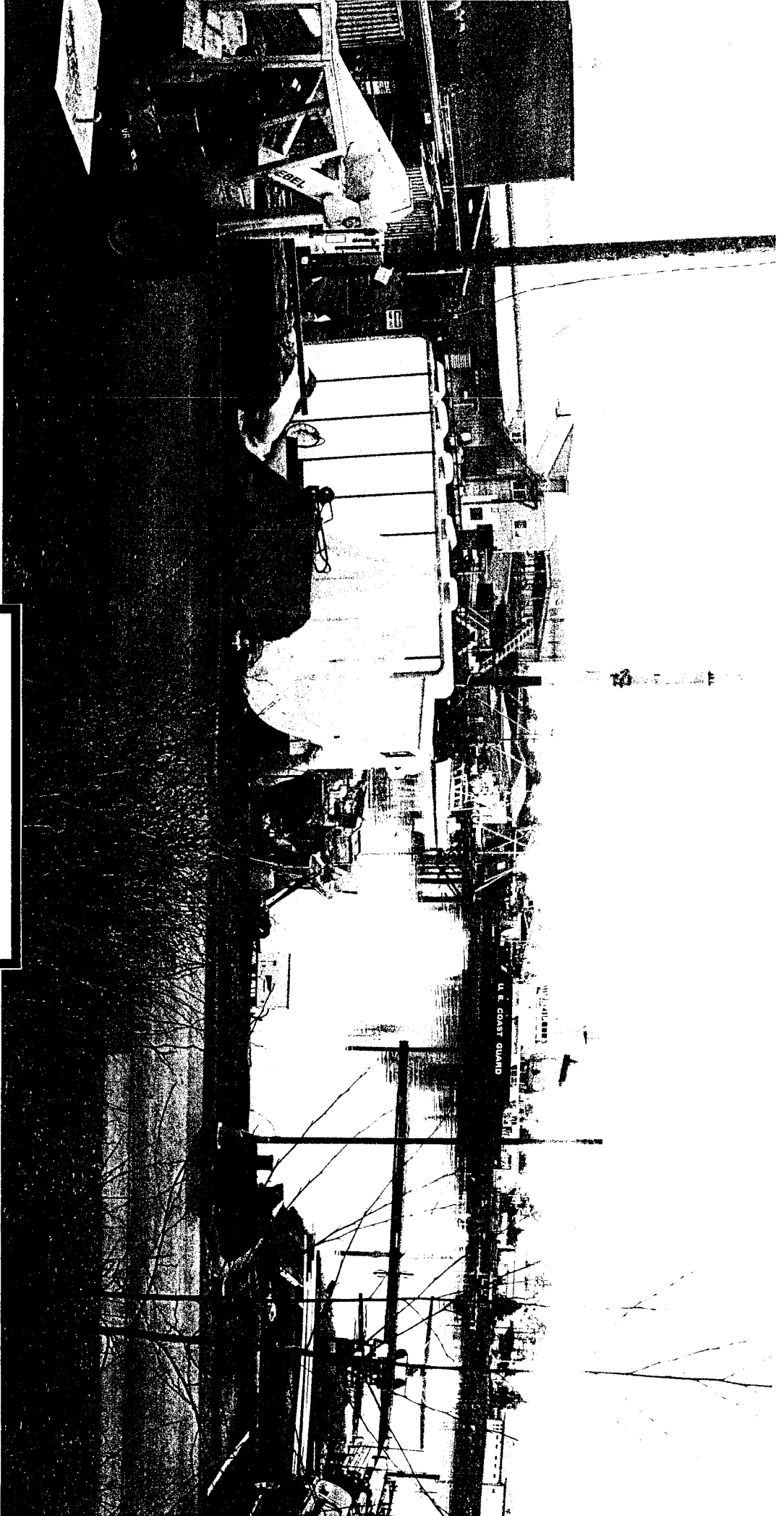
Recommended conclusions of value as follows:

Approximately 478 square feet of sloping tidelands with a value of \$18.10 per square foot for a total estimated market value of **\$8,651.80** ($478 \times 18.10 = 8,651.80$).

Saline

417 Katlian Avenue





Saline
Variance Request
417 Katlian Avenue



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

January 28, 2013

Scott Saline
434 Kaagwaantaan Street
Sitka, AK 99835

Dear Mr. Saline,

This letter is to inform you that your variance request has been approved for a reduction in the front setback to 13 feet for a drive-through/restaurant and future processing structure at 417 Katlian Avenue with the following conditions:

1. The variance would only take effect upon the successful acquisition of 478 square feet of Municipal tidelands;
2. That Katlian Street not be blocked at any time by the patrons;
3. That a parking arrangement to secure parking on the upland side of Katlian Street is acquired prior to the commencement of the project; and
4. That the traffic flow be from outbound to inbound on Katlian Street (west to east) and that the access to the drive up window from vehicles going outbound on Katlian Street be prohibited.

Substantial construction progress must be made on the project within one year of the date of the variance approval or the approval becomes void. In the event it can be documented that other substantial progress has been made, a one-year extension may be granted by the Planning Director if a request is filed within eleven months of the initial approval.

We appreciate your patience and thank you for working with us on this matter. If you should have any questions, please don't hesitate to contact me in the Planning Office at 747-1814. Best of luck with your project!

Sincerely,

Melissa Henshaw
Planner I

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Scott Saline
PO Box 3183
Sitka, AK 99835

Kitka
380 Kaagwaantaan Street
Sitka, AK 99835

Alex Andrews
PO Box 733
Sitka, AK 99835

Annie Littlefield Trust
PO Box 2212
Sitka, AK 99835

Sonya Hoffay
PO Box 6048
Sitka, AK 99835

George Anderson
PO Box 704
Sitka, AK 99835

David Kitka Estate
436 Kaagwaantaan Street
Sitka, AK 99835

Johnnie John Estate
456 Katlian Avenue
Sitka, AK 99835

Baranof Island Housing Authority
245 Katlian Avenue
Sitka, AK 99835

~~Ann Armstrong-Wichman~~
~~PO Box 1034~~
~~Sitka, AK 99835~~

Sitka Tribe of Alaska
456 Katlian Avenue
Sitka, AK 99835

North Pacific Seafoods, Inc.
4 Nickerson Street Suite 400
Seattle, WA 98109

Sitka Sounds Seafoods
329 Katlian Avenue
Sitka, AK 99835