



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

AGENDA ITEM:

Case No: ZA 17-01
Proposal: Zoning map amendment for municipal harbors at 211 and 617 Katlian – rezone from WD Waterfront District to P Public
Applicant: City and Borough of Sitka
Owner: City and Borough of Sitka
Location: 211 and 617 Katlian Avenue
Legal: Lot 5 Block 5 Sitka Indian Village US Survey 2542, a Portion of ATS 15, ATS 1496 Tract A, and Block 10 Dan Moller Subdivision
Zone: Current: WD Waterfront District
Proposed: 211 and 617 Katlian Avenue
Parcel ID: 1-9022-003
Existing Use: Public
Adjacent Use: Commercial, Public, Residential
Utilities: Existing
Access: Katlian Avenue

KEY POINTS AND CONCERNS:

1. Proposed zone change mirrors existing uses and expectation of use of the Harbor system
2. More of a technical zone change to sure up existing zoning maps with existing harbors uses
3. Positive impact for existing harbor users by ensuring zoning enables existing uses as well as providing for orderly development of anticipated uses

RECOMMENDATION:

Staff recommends that the Planning Commission recommend approval of the zoning map amendment (ZA 17-01) to the Assembly that would rezone the Eliason, Thomsen, and ANB Harbors from unzoned to the Public Lands zoning district.

ATTACHMENTS

Attachment A: Vicinity Map

Attachment B: Aerial Vicinity Map

Attachment C: Current Zoning Map

Attachment D: Mailing List

BACKGROUND

The short term rental on boats in harbors was a recent code change. However, through the end of the process we realized that not all harbors are in fact zoned. This resulted in a *defacto* zoning of Eliason/Thomsen and ANB Harbors to be whatever the adjacent uplands are¹. To rectify this with something that meets the expectations and types of use that are existing and anticipated, an official amendment to the zoning map must occur.

Crescent Harbor is not zoned; however, its surrounding uplands are zoned Public Lands district so Crescent Harbor receives the Public Lands district zoning designation. Sealing Cove Harbor is zoned Public Lands district.

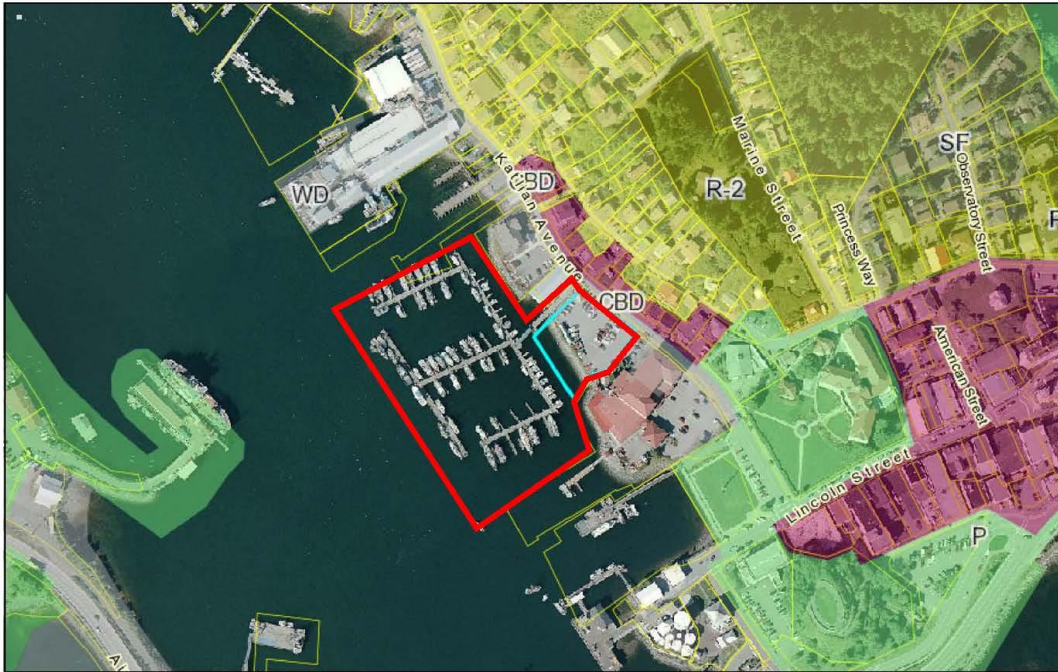
The following is the Sitka General Code regarding the purpose of lands zoned Public Lands District

22.16.020 P public lands district.

A. Intent. The public lands district is intended to contain government-owned lands or lands owned by nonprofit institutions serving the public interest which are utilized for public recreation, education or institutional uses.

B. Return of Land to Public Domain. Should any such land be sold or returned to the public domain, the zoning classification of the adjacent property having the most restricted classification shall be imposed.

¹ SGC 22.12.050(F): "All areas within the city and borough limits which are underwater or tidelands and are not shown as included within any district are subject to all regulations of the upland district immediately adjacent to the tideland or underwater areas."



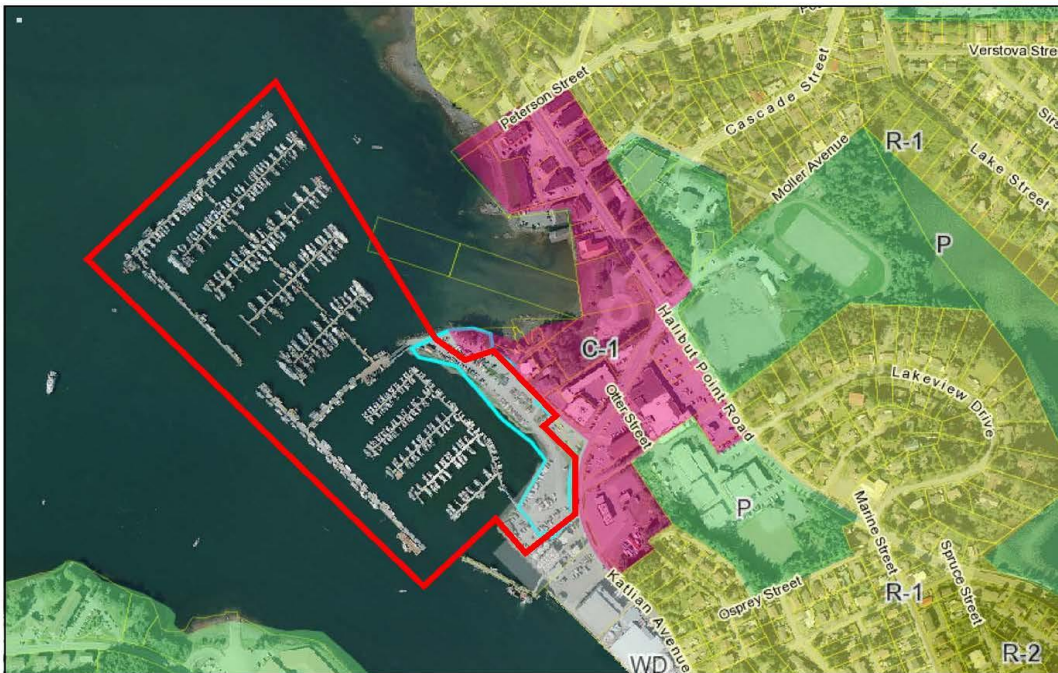
City & Borough of Sitka, Alaska

Selected Parcel: 211 KATLIAN ID: 16675000

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City & Borough of Sitka, Alaska

Selected Parcel: 617 KATLIAN ID: 15408000

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PROJECT DESCRIPTION

This request is to rezone the Harbor infrastructure and support areas around Eliason, Thomsen, and ANB Harbors from unzoned to the Public Lands zoning district.

ANALYSIS

The locations for the proposed zoning map amendments include the public infrastructure and municipal lands that encompass Eliason Harbor, Thomsen Harbor, and ANB Harbor. Thomsen and Eliason Harbors are connected to municipal lands that are used for parking, port facilities, rest rooms/showers, and other support facilities for the harbors. ANB Harbor is connected to land with similar uses. Outside of the ANB Harbor parking lot, land is utilized in a variety of commercial and residential uses.

Staff anticipates no specific negative impacts from the proposed zone change. The major reason for this is that the area in question has historically been used exactly as the proposed zoning seeks. The potential for impacts to or from traffic, parking, noise, public health and safety, habitat, property values, and neighborhood harmony is that same as if the zone change does not occur since all of the anticipated uses that the zone change would support are all already existing. One possible positive impact, is that uses such as the conditional use of a short-term rental on a boat would have to receive a conditional use permit versus being able to do it as a matter of right. This would better protect the existing expectations and adjacent uses within the harbor system.

The Comprehensive Plan provides under section 2.3.12 to plan for and maintain quality harbor facilities and services. The proposed zoning map amendment would allow for better planning and to better regulate the existing uses in line with current and anticipated use.

Findings

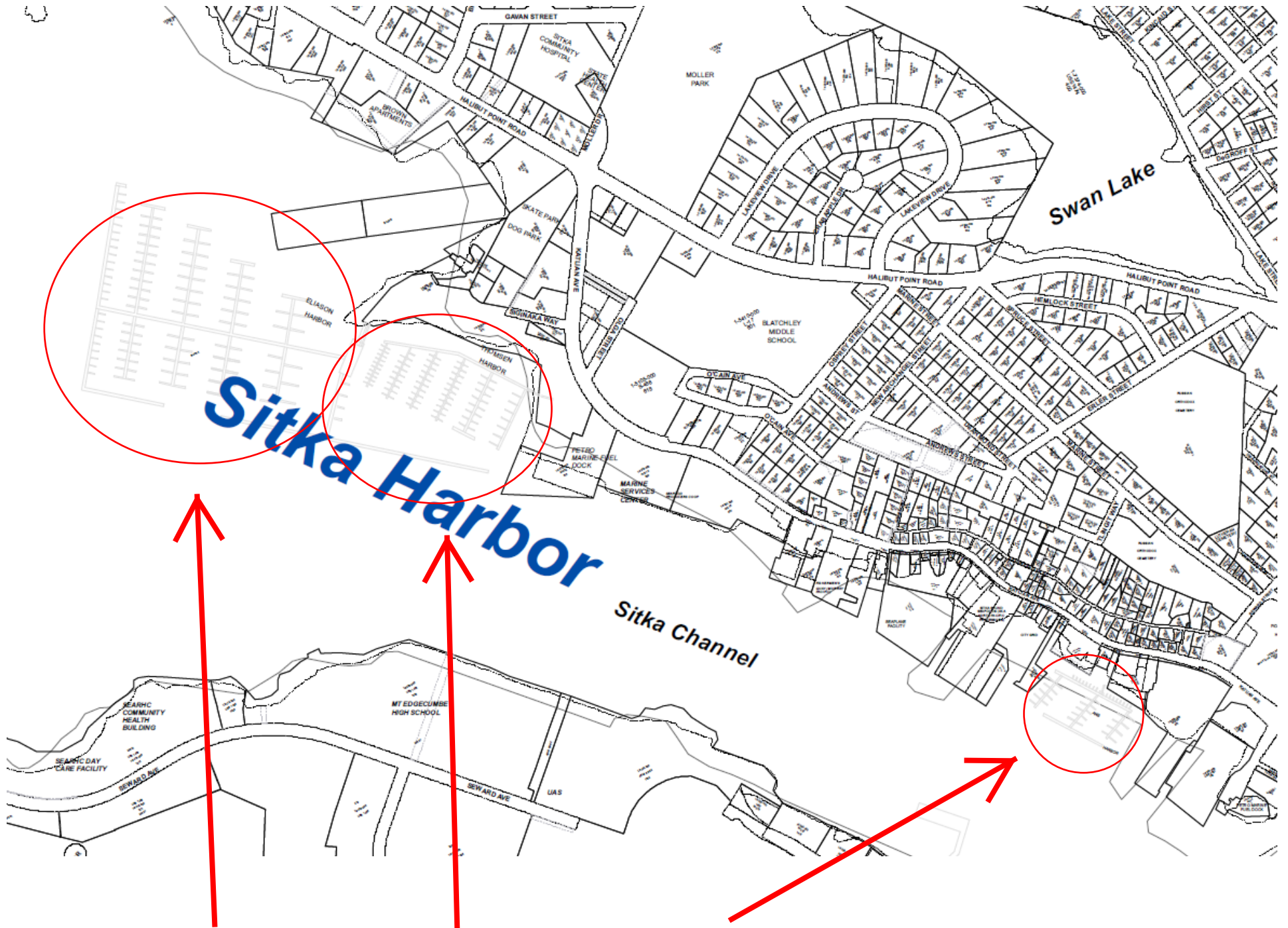
1. The zoning map amendment does not negatively impact the public health, safety, and welfare;
2. The zoning map amendment has followed all code regarding amending the official zoning map in regards to public process; and
3. The zoning map amendment comports with the Comprehensive Plan by better allowing the maintenance and planning for quality facilities and services to Harbor uses.

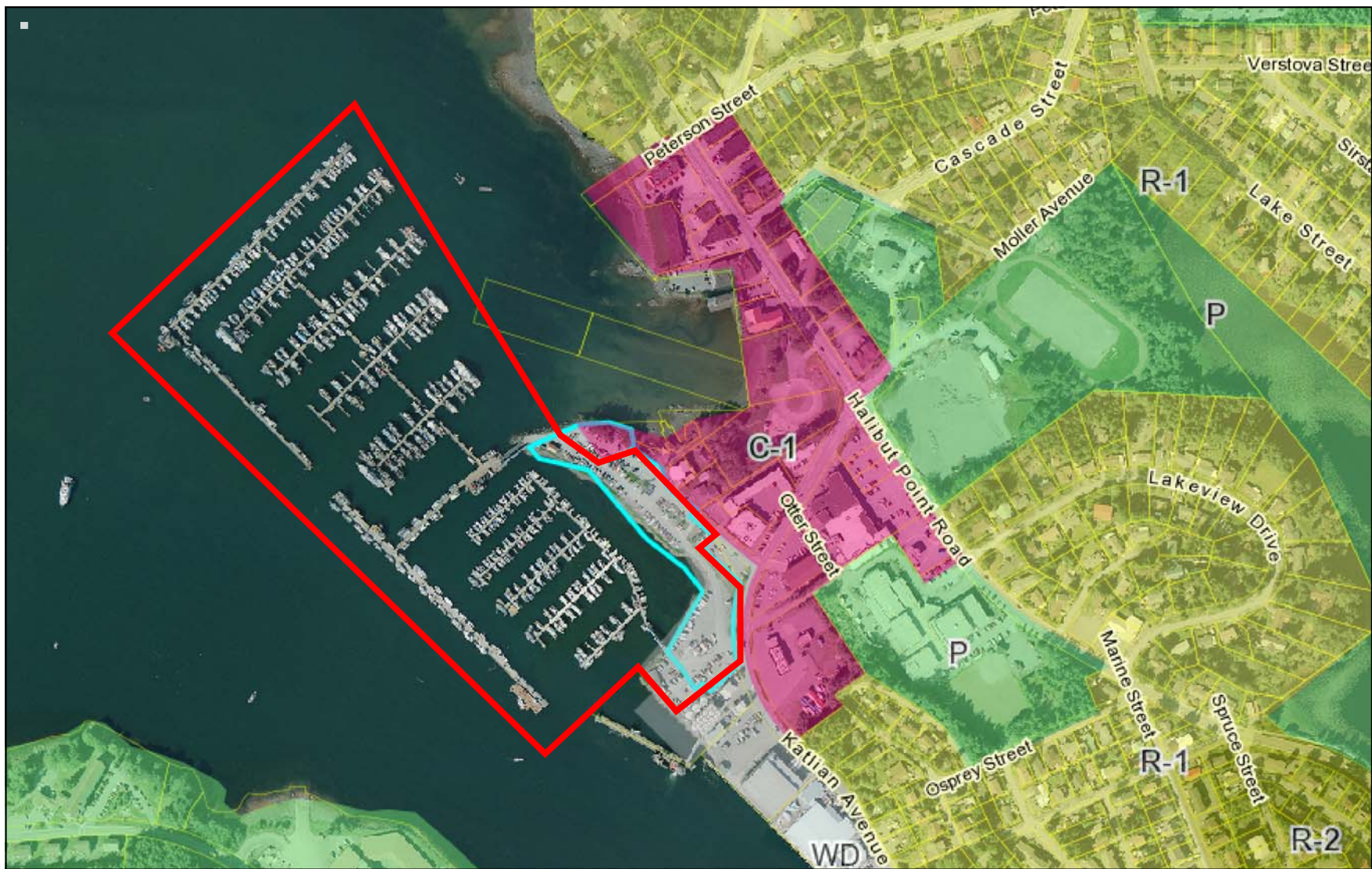
RECOMMENDATION

It is recommended that the Planning Commission adopt the staff analysis and move to recommend approval of the zoning map amendment to rezone harbors at 211 and 617 Katlian Avenue from Waterfront District to Public Lands district.

RECOMMENDED MOTION

- 1) I move to find that:
 - a. The zoning map amendment does not negatively impact the public health, safety, and welfare;
 - b. The zoning map amendment has followed all code regarding amending the official zoning map in regards to public process; and
 - c. The zoning map amendment comports with the Comprehensive Plan by better allowing the maintenance and planning for quality facilities and services to Harbor uses.
- 2) I move to recommend approval of the zoning map amendment to rezone municipal harbors (Eliason, Thomsen, and ANB Harbors) located at 211 and 617 Katlian Avenue to Public Lands district. The properties are also known as Lot 5 Block 5 Sitka Indian Village US Survey 2542, a Portion of ATS 15, ATS 1496 Tract A, and Block 10 Dan Moller Subdivision. The request is filed by the City and Borough of Sitka. The owner of record is the City and Borough of Sitka.





City & Borough of Sitka, Alaska

Selected Parcel: 617 KATLIAN ID: 15408000

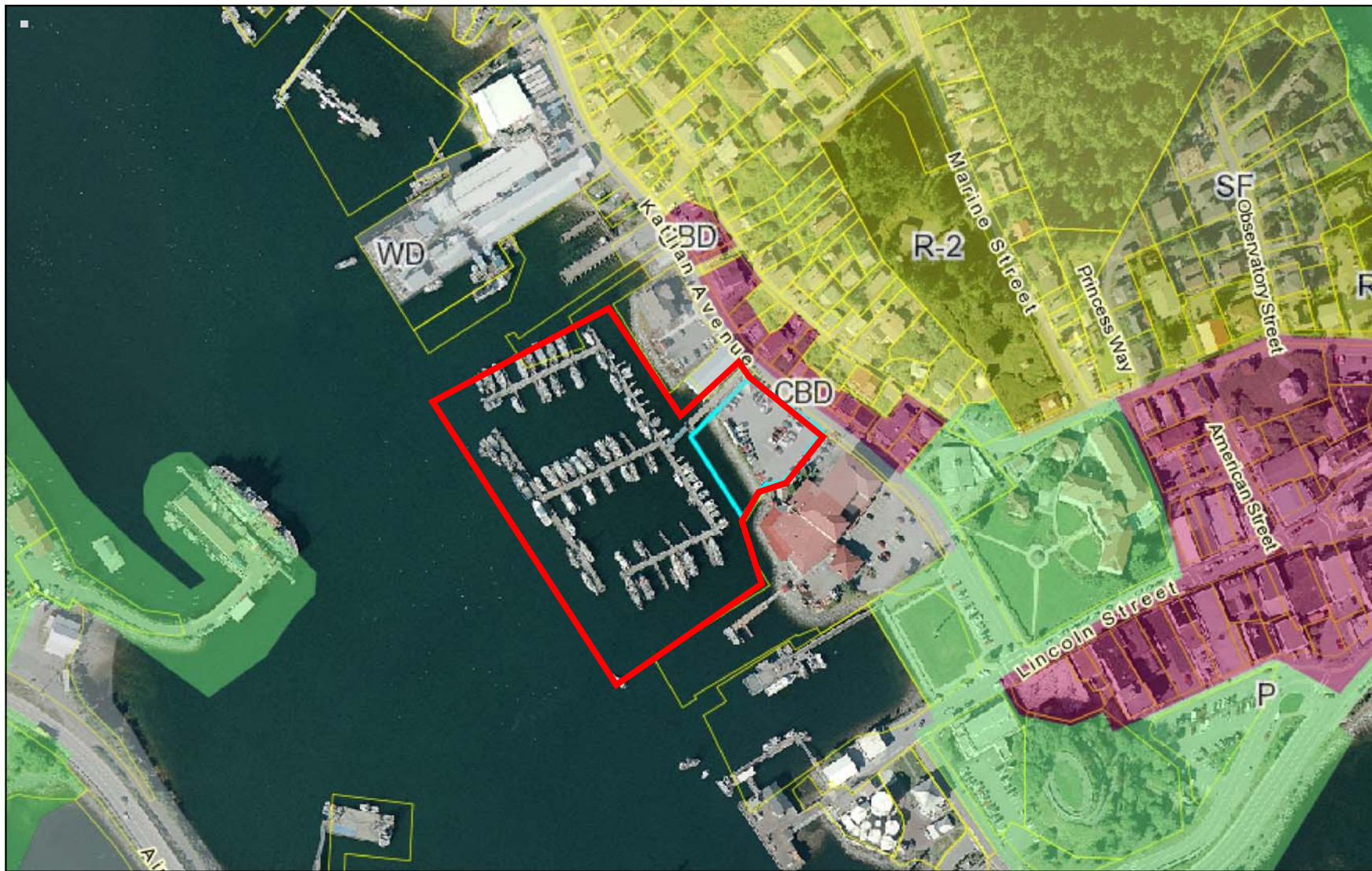
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100 m
500 ft



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City & Borough of Sitka, Alaska

Selected Parcel: 211 KATLIAN ID: 16675000

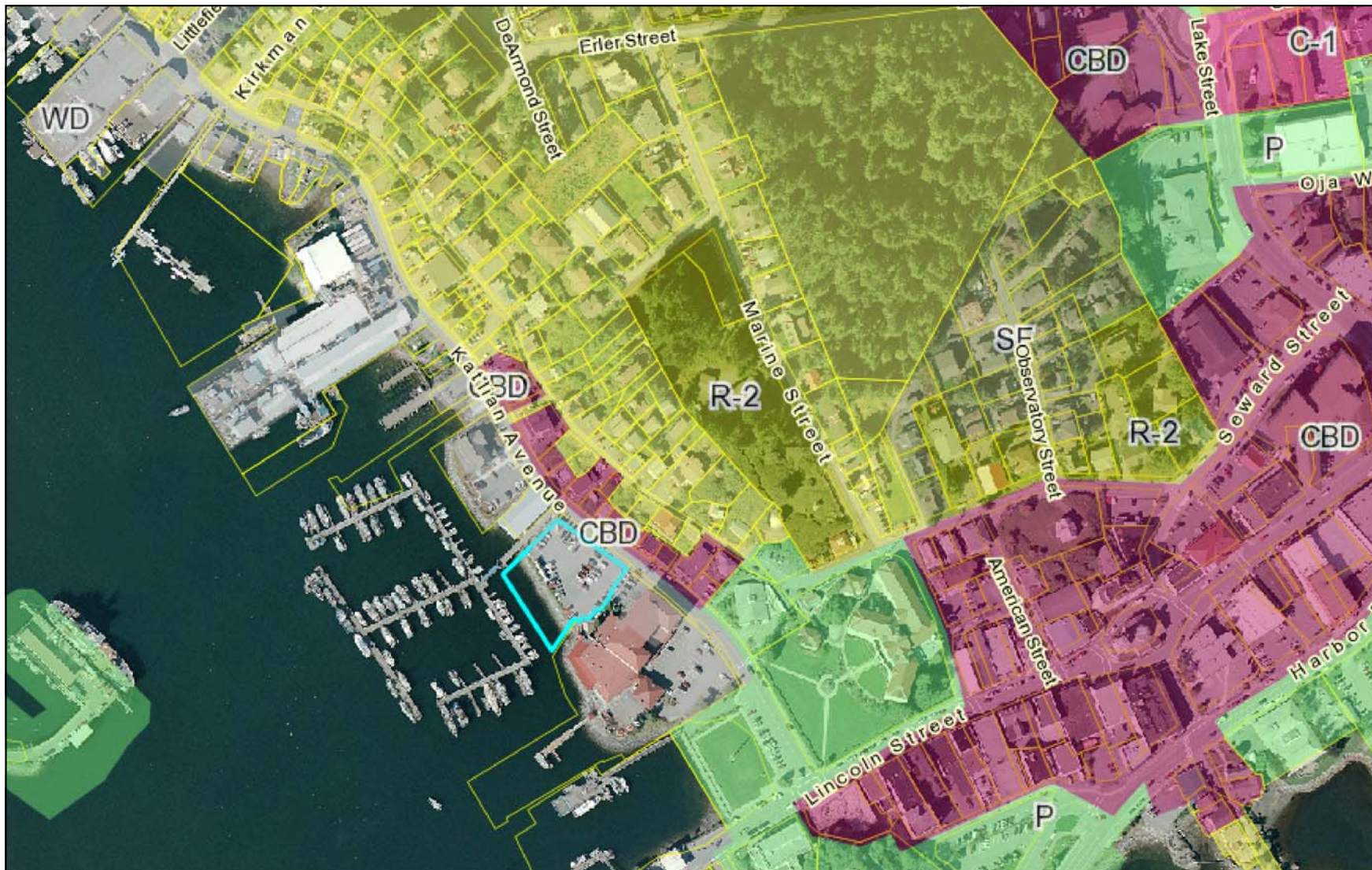
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100 m
200 ft



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City & Borough of Sitka, Alaska

Selected Parcel: 211 KATLIAN ID: 16675000

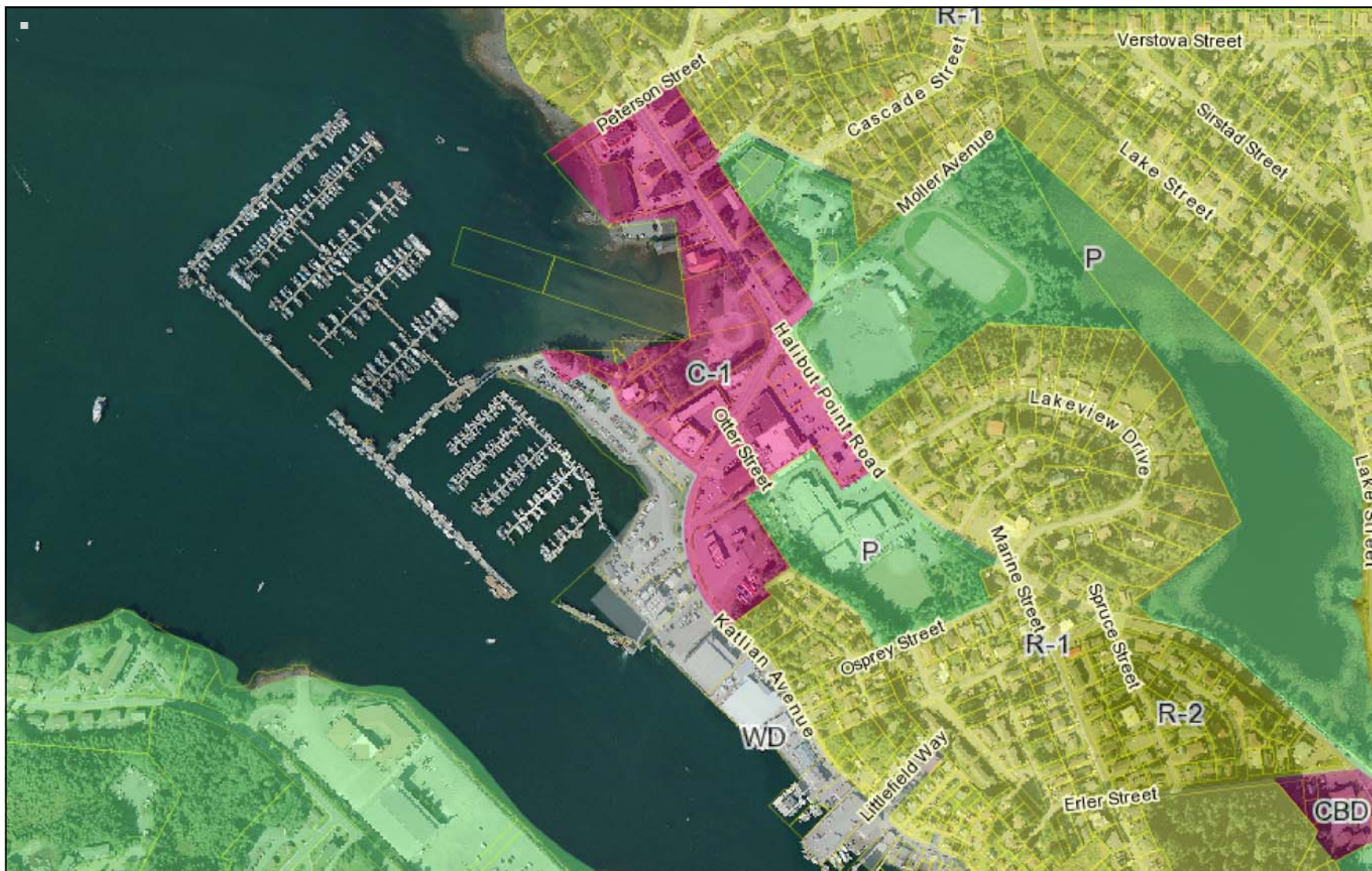
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100 m
200 ft



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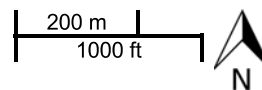
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City & Borough of Sitka, Alaska

Selected Parcel: 211 KATLIAN ID: 16675000

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Parcel ID: 13910000
ORTHODOX CHURCH IN AMERICA
RUSSIAN CHURCH RECTORY
ORTHODOX CHURCH IN AMERICA
P.O. BOX 210569
ANCHORAGE AK 99521

Parcel ID: 15020000
ALASKA PREMIER CHARTERS, INC.
ALASKA PREMIER CHARTERS, INC.
P.O. BOX 2300
SITKA AK 99835-2300

Parcel ID: 15031000
K & R ENTERPRISES, INC.
% JAY KASSNER
K & R ENTERPRISES
300 W. 123RD AVE
ANCHORAGE AK 99515

Parcel ID: 15105000
HARBOR ENTERPRISES, INC.
HARBOR ENTERPRISES, INC.
P.O. BOX 389
SEWARD AK 99664-0389

Parcel ID: 15408000
CITY & BOROUGH OF SITKA
THOMSEN BOAT HARBOR
C/B OF SITKA
100 LINCOLN ST
SITKA AK 99835

Parcel ID: 15630000
CITY & BOROUGH OF SITKA
TURNAROUND
C/B OF SITKA
100 LINCOLN ST
SITKA AK 99835

Parcel ID: 16000000
JAMES MCGOWAN
MCGOWAN, JAMES, W.
202 KATLIAN, #A
SITKA AK 99835

Parcel ID: 16020000
KENDALL DIDRICKSON
DIDRICKSON, KENDALL
203 KOGWANTON ST
SITKA AK 99835

Parcel ID: 16045000
NAN/CHOONG YOON/SOE
YOON, NAN KYUN/SOE, CHOONG W.
2830 PELICAN DR
ANCHORAGE AK 99502

Parcel ID: 16065000
MARY PAUL
PAUL, MARY, Y.
GENERAL DELIVERY
SITKA AK 99835

Parcel ID: 15010000
ALASKA PREMIER CHARTERS, INC.
ALASKA PREMIER CHARTERS, INC.
P.O. BOX 2300
SITKA AK 99835-2300

Parcel ID: 15030001
NORTH PACIFIC SEAFOODS, INC.
NORTH PACIFIC SEAFOODS, INC.
4 NICKERSON ST, STE 400
SEATTLE WA 98109

Parcel ID: 15078000
CITY & BOROUGH OF SITKA
MARINE SERVICE CENTER
C/B OF SITKA
100 LINCOLN ST
SITKA AK 99835

Parcel ID: 15390000
INC. CENTER FOR COMMUNITY
CENTER FOR COMMUNITY, INC.
700 KATLIAN AVE, STE B
SITKA AK 99835

Parcel ID: 15410000
CITY & BOROUGH OF SITKA
BLATCHLEY JUNIOR HIGH SCH
C/B OF SITKA
100 LINCOLN ST
SITKA AK 99835

Parcel ID: 15997000
SITKA TRIBE OF ALASKA
SHEETKA KWAAN NAA KAHINI
SITKA TRIBE OF ALASKA
456 KATLIAN ST.
SITKA AK 99835

Parcel ID: 16005000
JAMES MCGOWAN
MCGOWAN, JAMES, W.
202 KATLIAN AVE, #A
SITKA AK 99835

Parcel ID: 16025000
WAYNE/SARAH TARANOFF
TARANOFF, WAYNE & SARAH
104 ROCKFISH WAY
SITKA AK 99835

Parcel ID: 16055000
KATHERINE/LINDA SULSER/HEIM
PIONEER BAR
SULSER, KATHERINE & HEIM, LINDA
P.O. BOX 455
SITKA AK 99835-0455

Parcel ID: 16066000
ELI HOWARD
% RAY NIELSEN (206) 774-562
HOWARD, ELI
4735 200TH ST SW, APT 104
LYNNWOOD WA 98036

Parcel ID: 15015000
JUAN/THERESA BELCHER/WEISER
BELCHER, JUAN & WEISER, THERESA
P.O. BOX 1505
SITKA AK 99835-1505

Parcel ID: 15030002
K & R ENTERPRISES, INC.
USFS BLDG
K & R ENTERPRISES, INC.
300 W. 123RD AVE
ANCHORAGE AK 99515

Parcel ID: 15079000
HARBOR ENTERPRISES, INC.
SITKA FUELS, INC.
HARBOR ENTERPRISES, INC.
P.O. BOX 389
SEWARD AK 99664-0389

Parcel ID: 15406000
K & R ENTERPRISES, INC.
% JAY KASSNER
K & R ENTERPRISES, INC.
300 W. 123RD AVE
ANCHORAGE AK 99515

Parcel ID: 15531000
THE NORTH WEST COMPANY (INTL),
INC.
AC VALUE CENTER - SITKA
THE NORTH WEST CO. (INTL), INC.
77 MAIN STREET
WINNIPEG, MANITOBA BC R3C 2R1

Parcel ID: 15998000
CITY & BOROUGH OF SITKA
BEHIND SHEETKA KWAAN
C/B OF SITKA
100 LINCOLN ST
SITKA AK 99835

Parcel ID: 16015000
ROBERT/KAREN PARKER
PARKER, ROBERT & KAREN
204 KATLIAN AVE
SITKA AK 99835

Parcel ID: 16030000
BOYD DIDRICKSON
DIDRICKSON, BOYD
215 KOGWANTON ST
SITKA AK 99835

Parcel ID: 16060000
KATHERINE/LINDA SULSER/HEIM
PIONEER BAR
SULSER, KATHERINE & HEIM, LINDA
P.O. BOX 455
SITKA AK 99835-0455

Parcel ID: 16070000
KAREN LUCAS
LUCAS, KAREN, J.
224 KATLIAN AVE
SITKA AK 99835

Parcel ID: 16075000
RICHARD KATHLIAN
R&D.COOK,M,KATHLEAN,E.,JOH
PETERS, CAROL
GENERAL DELIVERY
SITKA AK 99835

Parcel ID: 16090000
THERESA HEYBURN
HEYBURN, THERESA
207 MONASTERY ST
SITKA AK 99835

Parcel ID: 16105000
DAN/GRECHEN STOCKEL
STOCKEL, DAN & GRECHEN
P.O. BOX 1172
SITKA AK 99835-1172

Parcel ID: 16130000
NORTH PACIFIC SEAFOODS, INC.
NORTH PACIFIC SEAFOODS, INC.
4 NICKERSON ST, STE 400
SEATTLE WA 98109

Parcel ID: 16260000
CITY & BOROUGH OF SITKA
US PUB SCHOOL RESERVE #2
C/B OF SITKA
100 LINCOLN ST
SITKA AK 99835

Parcel ID: 16285000
PETER/BERTHA KARRAS
KARRAS, PETER, J./BERTHA
230-A KOGWANTON ST
SITKA AK 99835

Parcel ID: 16325000
JENNIE JACK
CROPLEY,F/HOWARD,N/MULLIG
JACK,JENNIE%
WILLARD,M/K/J,CHURCH,P
C/O 256 KATLIAN AVE
SITKA AK 99835

Parcel ID: 16360000
ELIZABETH GOLDSBURY
GOLDSBURY, ELIZABETH, L.
278 KOGWANTON ST., #2
SITKA AK 99835

Parcel ID: 16385000
ELIZABETH GOLDSBURY
GOLDSBURY, ELIZABETH, L.
278 KOGWANTON ST
SITKA AK 99835

Parcel ID: 16475021
PAUL/GAYLE YOUNG REVOCABLE
TRUST
YOUNG REVOCABLE TRUST, GAYLE &
PAUL
P.O. BOX 8005
PORT ALEXANDER AK 99836-8005

Parcel ID: 16080000
GENEVIEVE/D./A.
GUANZON/DOWNS/LEONARD
LEONARD, ANITA/GUANZON, G
GUANZON, GENEVIEVE, H.
2329 EUREKA, APT D3
ANCHORAGE AK 99503

Parcel ID: 16095000
THERESA HEYBURN
HEYBURN, THERESA
207 MONASTERY ST
SITKA AK 99835

Parcel ID: 16120000
BRIAN MCNITT
MCNITT, BRIAN
11302 ROYZELLE LN
MINNETONKA MN 55305-4344

Parcel ID: 16140000
NORTH PACIFIC SEAFOODS, INC.
NORTH PACIFIC SEAFOODS, INC.
4 NICKERSON ST, STE 400
SEATTLE WA 98109

Parcel ID: 16261000
U.S. BUREAU OF LAND MANAGEMENT
BLOCKHOUSE/US PUB RESERVE
U.S. BUREAU OF LAND MANAGEMENT
103 MONASTERY ST
SITKA AK 99835

Parcel ID: 16315000
MICHAEL/XIAOYAN MAYO/SHEN
MAYO, MICHAEL, J. & SHEN, XIAOYAN
2808 SAWMILL CREEK RD
SITKA AK 99835

Parcel ID: 16345000
PATRICIA BUAK
BUAK, PATRICIA
407 LINCOLN ST, STE 201
SITKA AK 99835

Parcel ID: 16365000
ELIZABETH GOLDSBURY
GOLDSBURY, ELIZABETH, L.
278 KOGWANTON ST
SITKA AK 99835

Parcel ID: 16475019
ROSEMARY THOMAS
THOMAS, ROSEMARY, F.
254 KOGWANTON ST
SITKA AK 99835

Parcel ID: 16475022
BARANOF ISLAND HOUSING
AUTHORITY
BARANOF ISLAND HOUSING
AUTHORITY
245 KATLIAN AVE
SITKA AK 99835

Parcel ID: 16085000
KEVIN/MARIFE PLAISANCE
PLAISANCE, KEVIN & MARIFE
P.O. BOX 152
SITKA AK 99835-0152

Parcel ID: 16100000
KAREN LUCAS
LUCAS, KAREN, J.
224 KATLIAN AVE
SITKA AK 99835

Parcel ID: 16125000
TOM/ANITA MATTINGLY/BERGEY
MATTINGLY, TOM & BERGEY, ANITA
P.O. BOX 624
SITKA AK 99835-0624

Parcel ID: 16240000
CITY & BOROUGH OF SITKA
C/B OF SITKA
100 LINCOLN ST
SITKA AK 99835

Parcel ID: 16265000
JENNIFER ALLEY
ALLEY, JENNIFER, C.
208 KAAGWAANTAAN ST
SITKA AK 99835

Parcel ID: 16320000
MICHAEL/XIAOYAN MAYO/SHEN
MAYO, MICHAEL, J. & SHEN, XIAOYAN
2808 SAWMILL CREEK RD
SITKA AK 99835

Parcel ID: 16350000
JOHN/ELIZABETH SKEELE/CAFFREY
SKEELE, JOHN/CAFFREY, ELIZABETH
262 KOGWANTON ST
SITKA AK 99835

Parcel ID: 16370000
LILLY JOHN ESTATE
JOHN,KITKA,HOGBERG % E.HE
JOHN, LILLY ESTATE%
HOOLIS,WALLACE,
P.O. BOX 338
HAINES AK 99827-0338

Parcel ID: 16475020
BARANOF ISLAND HOUSING
AUTHORITY
BARANOF ISLAND HOUSING
AUTHORITY
245 KATLIAN AVE
SITKA AK 99835

Parcel ID: 16475023
AUDREY/GILBERT JOHNSON/SAM, SR.
AUDREY JOHNSON & GILBERT SAM,
SR.
246 KOGWANTON ST.
SITKA AK 99835

Parcel ID: 16475024
BARANOF ISLAND HOUSING
AUTHORITY
BARANOF ISLAND HOUSING
AUTHORITY
245 KATLIAN AVE

Parcel ID: 16550011
NINA HAHLER
HAHLER, NINA, C
11033 ZOOTENVAAL
ST JOHN VI 830

Parcel ID: 16550020
ELIZABETH GOLDSBURY
GOLDSBURY, ELIZABETH, L.
278 KOGWANTON ST
SITKA AK 99835

Parcel ID: 16656000
ALASKA, STATE OF
TOTEM SQUARE LAWN
ALASKA, STATE OF
TOTEM SQ LAWN
SITKA AK 99835

Parcel ID: 16675001
C/B OF SITKA
BETWEEN OLD BAILEYS & KAT
C/B OF SITKA
100 LINCOLN ST
SITKA AK 99835

Parcel ID: 16710000
BARANOF ISLAND HOUSING
AUTHORITY
BIHA OFFICE
BARANOF ISLAND HOUSING
AUTHORITY
245 KATLIAN AVE
SITKA AK 99835

Parcel ID: 16730000
CITY & BOROUGH OF SITKA
TIDELANDS EXCHANGE SUBD V
C/B OF SITKA
100 LINCOLN ST
SITKA AK 99835

Parcel ID: 16475025
MARK/HEIDI NANCE
NANCE, MARK, A./HEIDI, L.
234 KOGWANTON ST
SITKA AK 99835

Parcel ID: 16550014
JOHN/BARBARA DELONG
DELONG, JOHN & BARBARA
264 KOGWANTON ST
SITKA AK 99835

Parcel ID: 16655000
SCOJO, LLC
TOTEM SQUARE
SCOJO, LLC
201 KATLIAN AVE
SITKA AK 99835

Parcel ID: 16657000
U.S. FOREST SERVICE
FOREST SERVICE DOCK
U.S. FOREST SERVICE
2108 HALIBUT POINT RD
SITKA AK 99835

Parcel ID: 16690000
CITY & BOROUGH OF SITKA
ANB BOAT HARBOR
C/B OF SITKA
100 LINCOLN ST
SITKA AK 99835

Parcel ID: 16720000
DODSON & HOLZMAN REV. LIVING
TRUST
DODSON, FORREST, & HOLZMAN,
MARY
P.O. BOX 6575
SITKA AK 99835-6575

Parcel ID: 16475026
MARK/SHERRY WHITE/BARNES
WHITE, MARK & BARNES, SHERRY
543 BAUER AVE
MANCOS CO 81328-9241

Parcel ID: 16550016
JOHN/BARBARA DELONG
DELONG, JOHN, R./BARBARA
264 KOGWANTON ST
SITKA AK 99835

Parcel ID: 16655001
C/B OF SITKA
BETWEEN TOTEM SQ & KAT AVE
C/B OF SITKA
100 LINCOLN ST
SITKA AK 99835

Parcel ID: 16675000
CITY & BOROUGH OF SITKA
(BAILEY'S MARINE)
C/B OF SITKA
100 LINCOLN ST
SITKA AK 99835

Parcel ID: 16695000
ALASKA NATIVE BROTHERHOOD
ALASKA NATIVE BROTHERHOOD
235 KATLIAN AVE, STE A
SITKA AK 99835

Parcel ID: 16725000
CITY & BOROUGH OF SITKA
GRID EXTENSION
C/B OF SITKA
100 LINCOLN ST
SITKA AK 99835