



# 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 are<sup>1</sup>. 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.

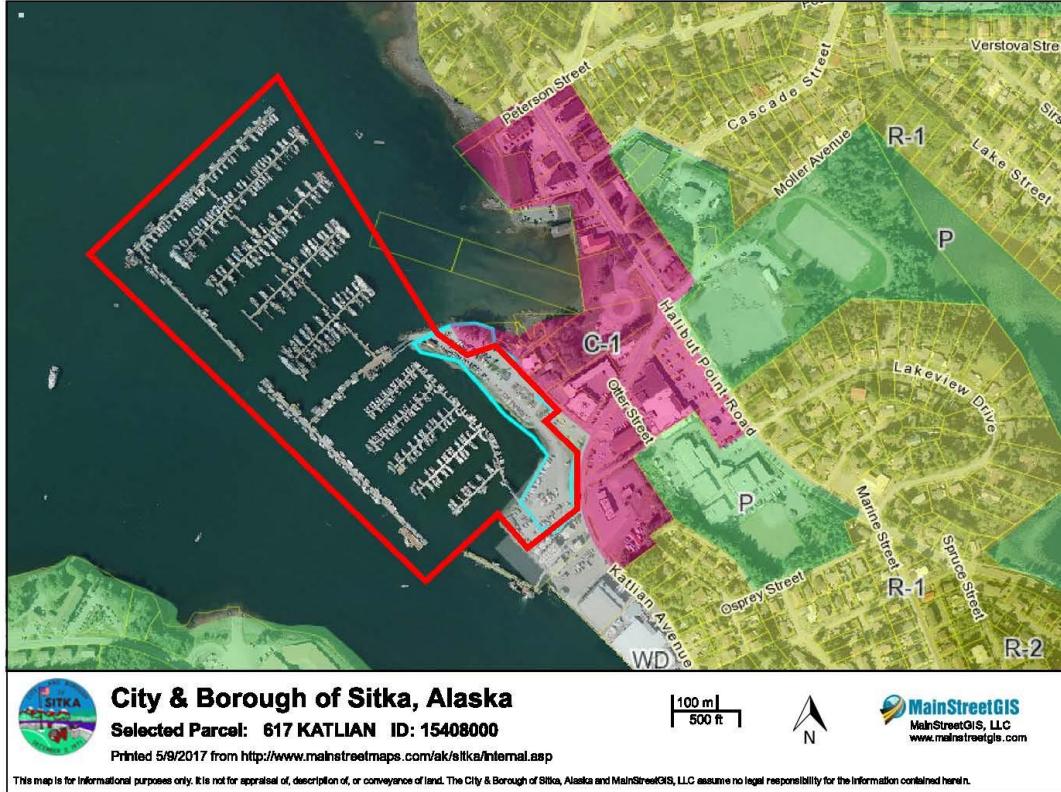
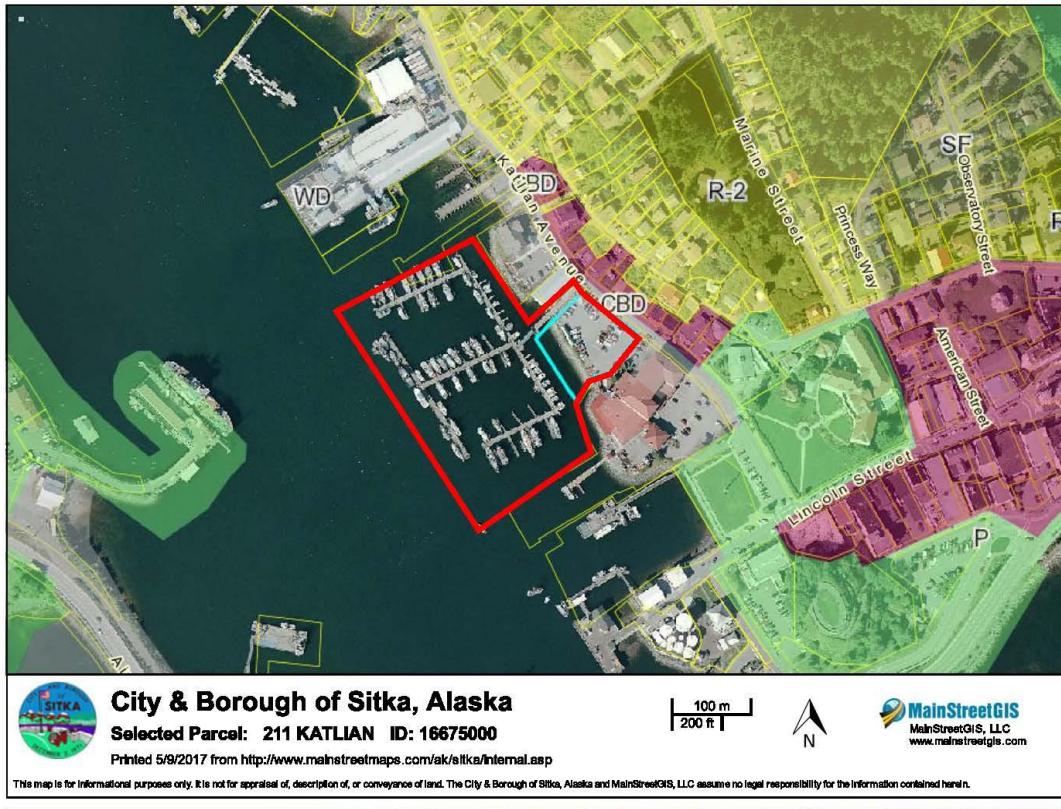
**The following is the Sitka General Code regarding the purpose of lands zoned Public Lands District**

**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.

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<sup>1</sup> 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.”



## **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**

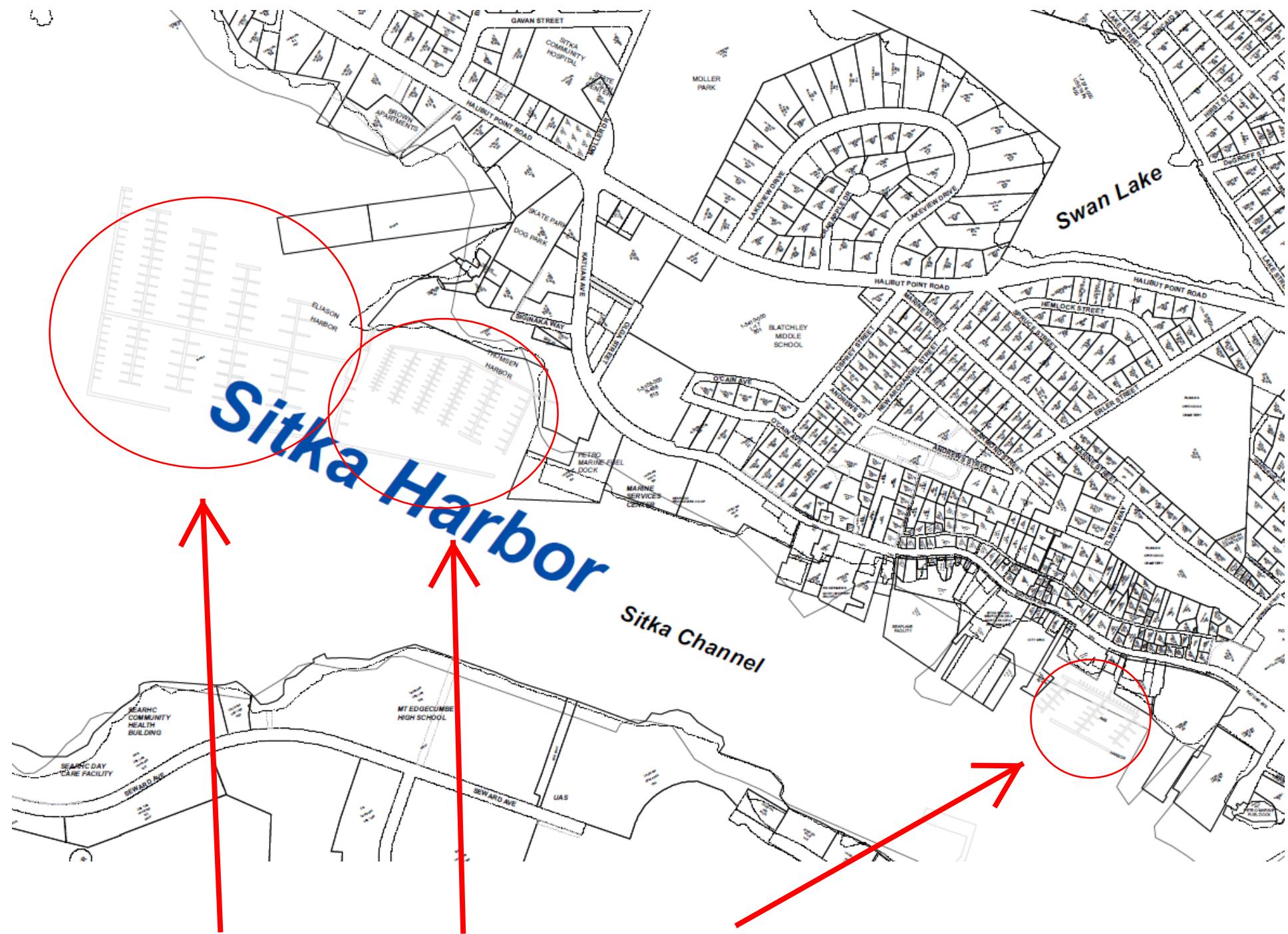
1. The zoning map amendment does not negatively impact the public health, safety, and welfare;
2. The zoning map amendment has followed all code regarding amending the official zoning map in regards to public process; and
3. The zoning map amendment comports with the Comprehensive Plan by better allowing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

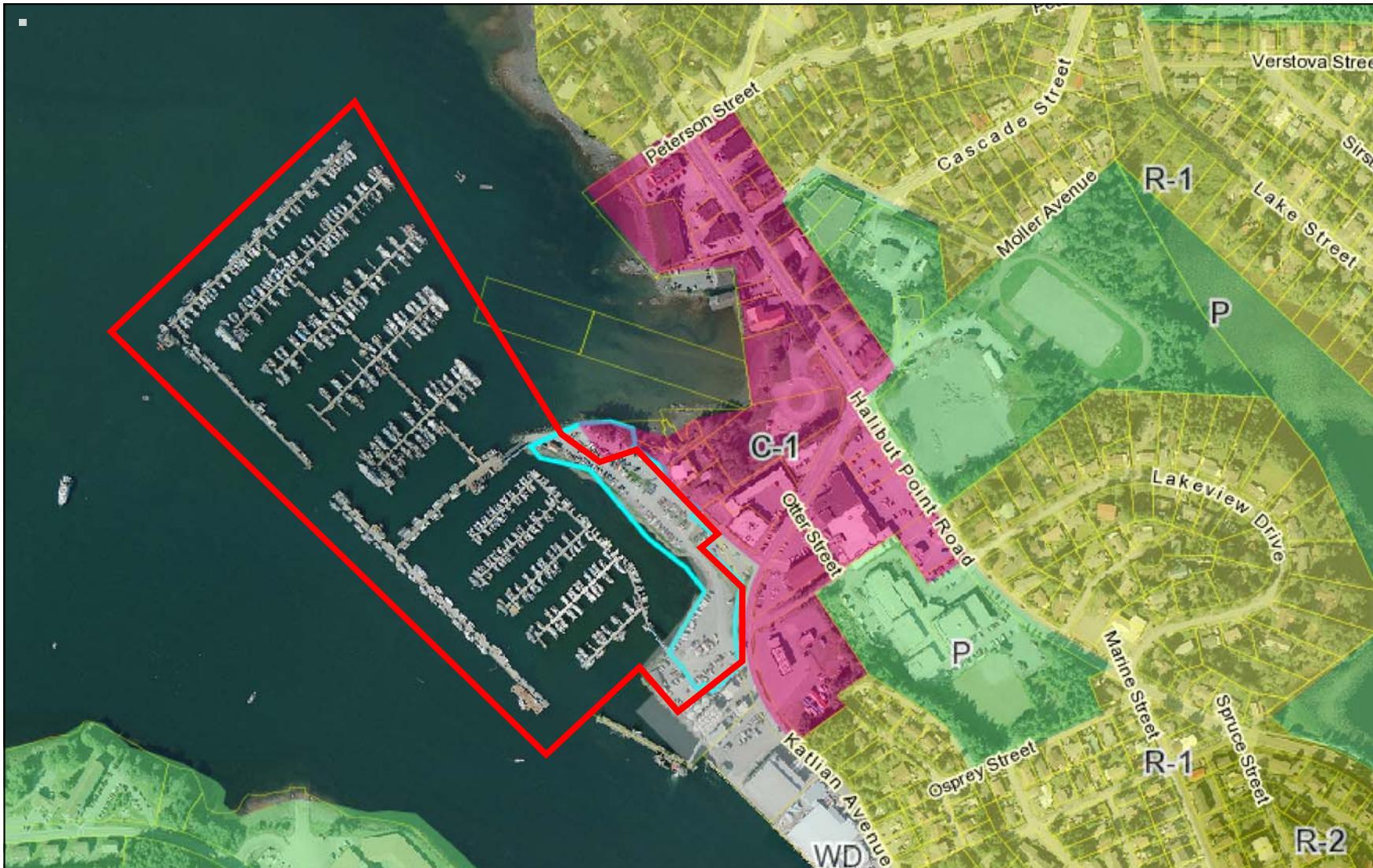
## **RECOMMENDATION**

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.

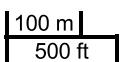




## City & Borough of Sitka, Alaska

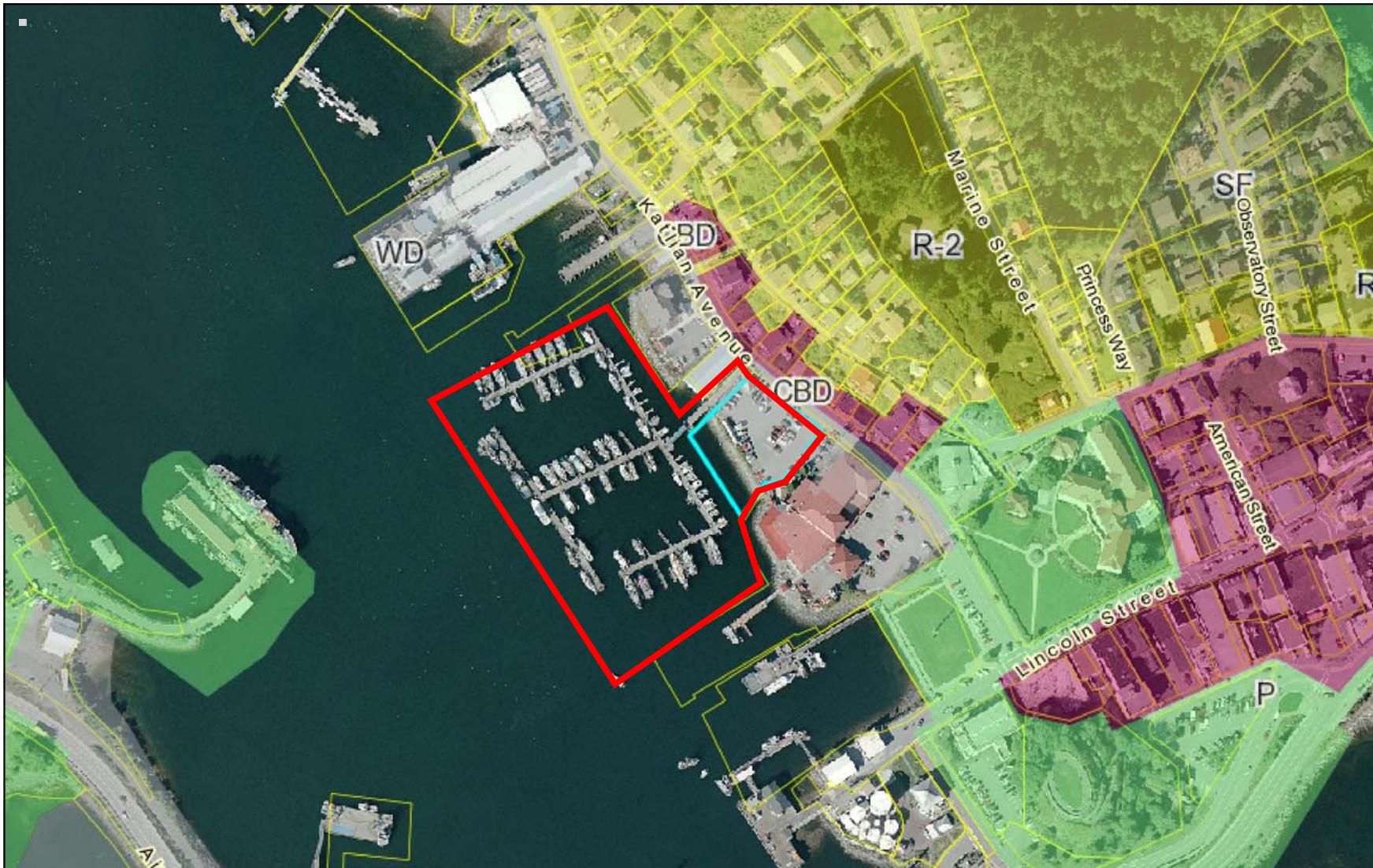
Selected Parcel: 617 KATLIAN ID: 15408000

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## City & Borough of Sitka, Alaska

Selected Parcel: 211 KATLIAN ID: 16675000

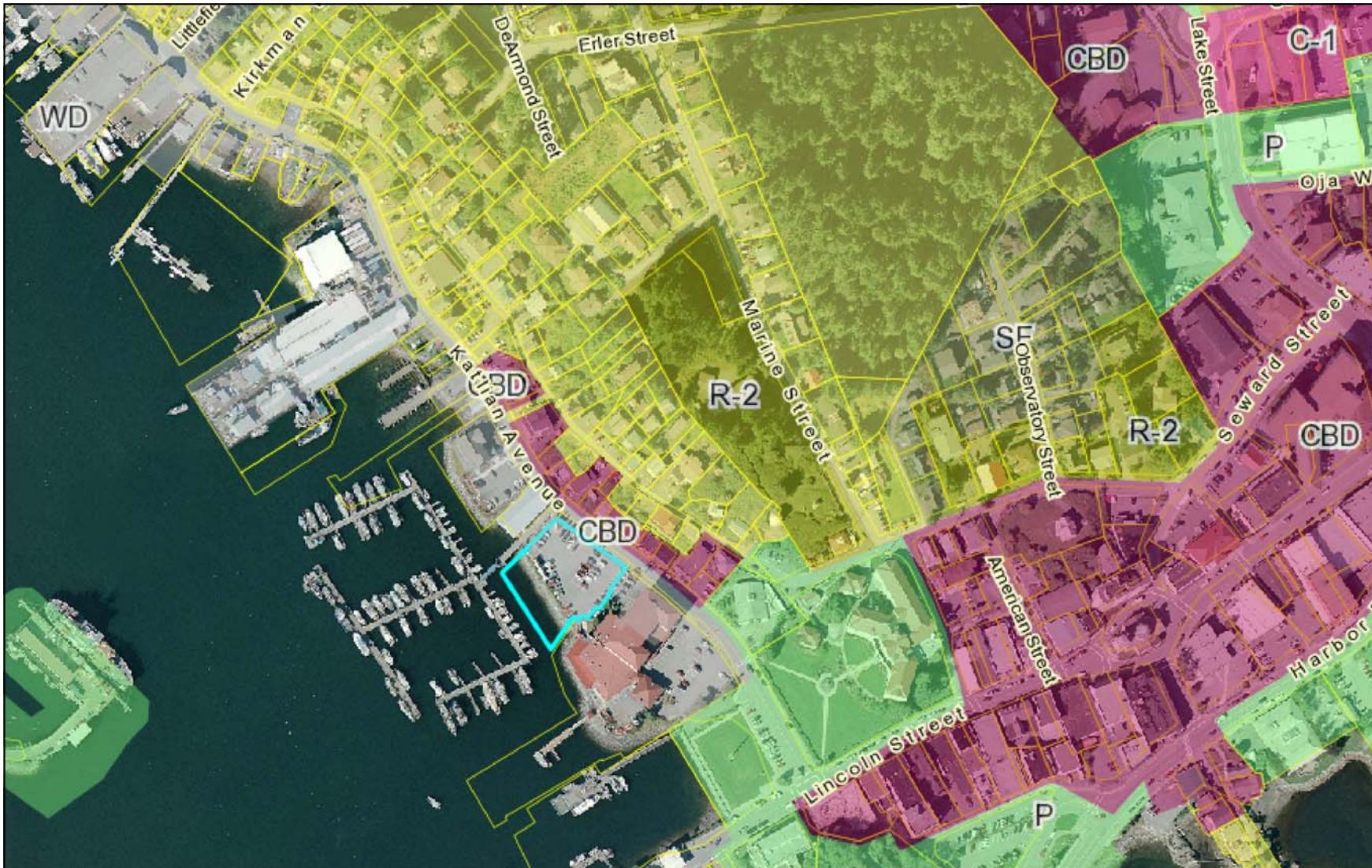
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100 m  
200 ft



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## City & Borough of Sitka, Alaska

Selected Parcel: 211 KATLIAN ID: 16675000

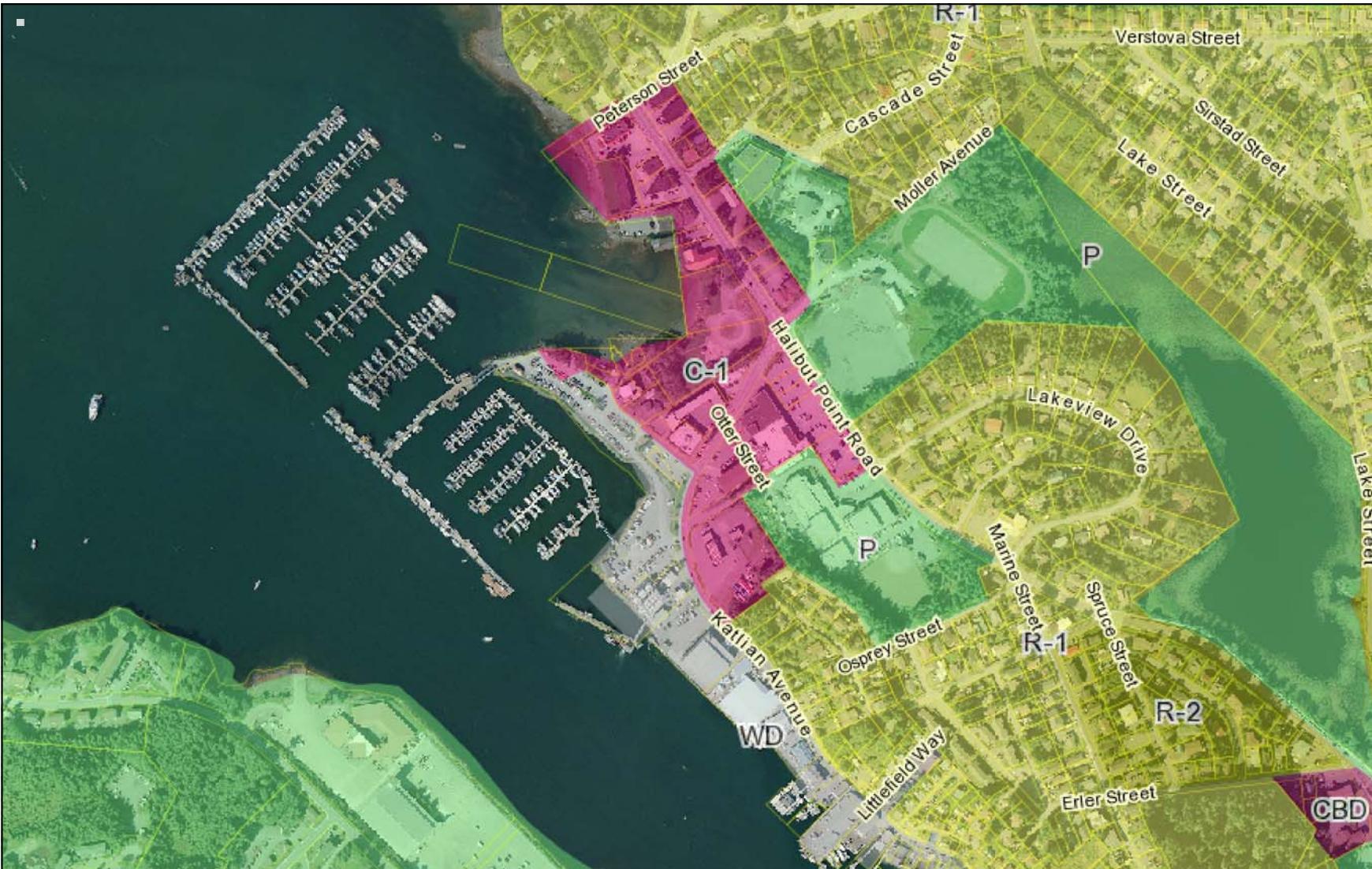
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100 m  
200 ft



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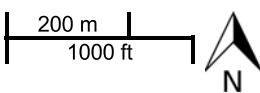
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## City & Borough of Sitka, Alaska

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 KWAN 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/TERESA 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 KWAN  
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 KATHLIA  
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.H.E  
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**

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 & BARNE<sup>S</sup>, 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**