CERTIFICATE OF OWNERSHIP AND DEDICATION CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT) WE HEREBY CERTIFY THAT WE ARE THE DWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ASSESSOR FOR THE AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO CITY & BORDUGH OF SITKA, HEREBY CERTIFY THAT ACCORDING TO THE RECORDS IN MY PUBLIC OR PRIVATE USE AS NOTED. POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY & BOROUGH OF SITKA, IN THE NAME OF_ AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BORDUGH OF SITKA ARE PAID IN FULL; THAT CURRENT NOTARY'S ACKNOWLEDGMENT TAXES FOR THE YEAR 20_____ WILL BE DUE ON OR BEFORE AUGUST 31, 20____ DATED THIS____ US OF AMERICA LOT 2 STATE OF ALASKA CITY & BORDUGH OF SITKA ASSESSOR, CITY AND BORDUGH OF SITKA THIS IS TO CERTIFY THAT ON THIS DAY OF N51°22'08"W CERTIFICATE OF APPROVAL BY THE BOARD THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY 571.21 COMMISSIONED AND SWORN, PERSONALLY APPEARED_ I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BORDUGH OF SITKA PLATTING TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE BOARD, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD BY PLAT RESOLUTION NO. _ 20____, AND THAT THE PLAT SHOWN WITHIN PLAT AND_____ ACKNOWLEDGED TO ME THAT_____ SIGNED THE SAME LOT A HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED. MAGISTRATE, EX-OFFICIO RECORDER, SITKA, ALASKA. (15,400 SF) WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN. CHAIRMAN, PLATTING BOARD vicinity map MY COMMISSION EXPIRES VACATED POR. LEGEND CERTIFICATE OF APPROVAL BY THE ASSEMBLY NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA OF NEVA ST I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO PRIMARY MONUMENT (RECOVERED) COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BORDUGH OF SITKA ASSEMBLY AS RECORDED UNDER SERIAL NUMBER DATED AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE SECONDARY MONUMENT (RECOVERED) OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, SITKA, ALASKA. REBAR AND 2" ALUM. CAP (SET) (14,677 SF)—12'SHARED (R1) RECORDED DATA (USS 3303B) DRIVEWAY EASEMENT CITY AND BORDUGH CLERK (C) COMPUTED DATA (M) MEASURED DATA LOT 12A LOT C DRIGINAL PROP. LINES (PER USS 3303B) CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT TO BE MODIFIED. (13,147 SF), THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND FINANCE DIRECTOR FOR THE CITY & BORDUGH OF SITKA, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS LOT E OF THE CITY & BORDUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE RECORDS IN THE NAME OF: ____ (14,123 SF)1. THE BEARING BASE IS AS SHOWN BETWEEN THE FOUND PRIMARY MONUMENT (ALL DWNERS OF RECORD), AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ESTABLISHING CORNER 4 OF USS 2746 AND THE FOUND SECONDARY ALL L.I.D.'S ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH VACATED POR. MONUMENT ESTABLISHING THE NE CORNER OF LOT 6, BLK 5 USS 3303B. OF SITKA ARE PAID IN FULL. OF NEVA ST DATED THIS ____ DAY DF _ 20 ___, AT SITKA, ALASKA. 2. BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING, ALL DISTANCES HAVE BEEN REDUCED TO HORIZONTAL MEASURED CERTIFICATE OF OWNERSHIP AND DEDICATION BOUNDARY LINES IN US SURVEY FT. WE HEREBY CERTIFY THAT WE ARE THE DWNERS OF THE PROPERTY SHOWN AND DESCRIBED REMOVED THIS PLAT FINANCE DIRECTOR HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT CITY & BORDUGH OF SITKA 3, WHERE DIFFERENT FROM RECORD (OR CALCULATED), RECORD DIMENSIONS -N56°23'00"W AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO LOT D ARE SHOWN IN PARENTHESIS AND REFERENCED TO A RECORDED PLAT. PUBLIC OR PRIVATE USE AS NOTED. CERTIFICATE OF OWNERSHIP AND DEDICATION 30.00' (C) (21,090 SF)4. THIS SURVEY DOES NOT EXCEED A LIMIT OF ERROR OF MORE THAN OF WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED ONE FOOT IN 5,000 FEET. HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT (SIGNATURE) AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO NOTARY'S ACKNOWLEDGMENT LOT 8 PUBLIC OR PRIVATE USE AS NOTED. 5, ALL PROPERTIES ARE SUBJECT TO ANY EXISTING EASEMENTS AND RESTRICTIONS OF RECORD, INCLUDING, BUT NOT LIMITED TO, A US OF AMERICA DECLARATION OF LOT MERGERS FILED IN THE SITKA RECORDING DISTRICT STATE OF ALASKA AS DOCUMENT NUMBER 1999-001267-0. CITY & BORDUGH OF SITKA (SIGNATURE) THIS IS TO CERTIFY THAT ON THIS____DAY OF_____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY 6. THE PURPOSE OF THIS PLAT IS TO MODIFY BOUNDARIES FOR LOTS 5, 6, NOTARY'S ACKNOWLEDGMENT 7, AND 8, USS 3303B (NORTHWEST ADDITION) INTO 3 LOTS AND ACQUIRE US OF AMERICA COMMISSIONED AND SWORN, PERSONALLY APPEARED___ A 30FT PORTION OF NEVA STREET TO BE ABSORBED BY ADJACENT LOTS. LOT 9 STATE OF ALASKA CITY & BORDUGH OF SITKA TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE 7. THE MUNICIPALITY IS PARTY TO ALL EASEMENTS AND PLAT NOTES. THEY WITHIN PLAT AND_____ ACKNOWLEDGED TO ME THAT_____ SIGNED THE SAME SHALL NOT BE MODIFIED WITHOUT APPROVAL OF THE PLATTING BOARD. THIS IS TO CERTIFY THAT ON THIS____DAY OF___ _, 20____, BEFORE ME, FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED. THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY THERE SHALL BE NO ENCROACHMENTS ON CITY ASSETS OR EASEMENTS. COMMISSIONED AND SWORN, PERSONALLY APPEARED WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST 8. A MAINTENANCE AGREEMENT FOR THE NEW SHARED DRIVEWAY EASEMENT HEREIN WRITTEN. TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE OFF OF EDGECUMBE DRIVE SERVING LOTS B AND C IS FILED IN THE WITHIN PLAT AND_____ ACKNOWLEDGED TO ME THAT_____ SIGNED THE SAME MY COMMISSION EXPIRES_____ SITKA RECORDING DISTRICT OFFICE UNDER SERIAL NO. FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED. WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA 9, THE UNDEVELOPED AND UNNAMED ALLEYWAY LOCATED WITHIN BLOCK 6, US HEREIN WRITTEN. SURVEY 3303B, WAS VACATED BY THE CITY AND BORDUGH OF SITKA ASSEMBLY BY ORDINANCE 92-1121 AND QUIT CLAIM DEED FILED AS MY COMMISSION EXPIRES__ DOCUMENT NO. 1993-000465-0 (SITKA RECORDING DISTRICT) SHOWN HERE ON THIS PLAT. THE 20 FT. ALLEY WITHIN BLOCK 7 REMAINS. NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA CERTIFICATE OF OWNERSHIP AND DEDICATION WE HEREBY CERTIFY THAT WE ARE THE DWNERS OF THE PROPERTY SHOWN AND DESCRIBED CERTIFICATE OF OWNERSHIP AND DEDICATION CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED WE HEREBY CERTIFY THAT WE ARE THE DWNERS OF THE PROPERTY SHOWN AND DESCRIBED PUBLIC OR PRIVATE USE AS NOTED. HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT <u> Surveyor's certificate</u> AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. PUBLIC OR PRIVATE USE AS NOTED. I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR IN THE STATE OF ALASKA; DWNER (SIGNATURE) DWNER (SIGNATURE) DWNER (SIGNATURE) \$ ••••••• OF CLOSURE FOR FIELD TRAVERSES DOES NOT DWNER (SIGNATURE) NOTARY'S ACKNOWLEDGMENT RELLY J. O'NEILL OTHER MONUMENTS, AND LOT CORNERS HAVE BEEN SET AND STAKED. NOTARY'S ACKNOWLEDGMENT NOTARY'S ACKNOWLEDGMENT US OF AMERICA US OF AMERICA #LS 13321 30 15 0 US OF AMERICA

STATE OF ALASKA

CITY & BORDUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS____DAY OF_____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED_

TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND_____ ACKNOWLEDGED TO ME THAT____ SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

MY COMMISSION EXPIRES___

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

STATE OF ALASKA CITY & BORDUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS____DAY OF_____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED___

TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND_____ ACKNOWLEDGED TO ME THAT_____ SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

MY COMMISSION EXPIRES____

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

STATE OF ALASKA CITY & BORDUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS___DAY OF_____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED___

TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND ACKNOWLEDGED TO ME THAT SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

MY COMMISSION EXPIRES____

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA



THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF LANDS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE DISTANCES AND BEARINGS ARE EXCEED ONE PART IN 5,000; AND THAT ALL PERMANENT EXTERIOR CONTROL MONUMENTS,

KELLY D'NEILL LS 13321

CHECKED: KD DESIGNED: K. D'NEILL RAWN: BCG/ACAD $SCALE_{!}1 = 30'$ DATE REV DESCRIPTION OF CHANGE CLIENT: CALVIN FAMILY TRUST RECORD OF REVISIONS

SCALE IN FEET

NORTH 57* LAND SURVEYING LLC

(907) 747-6700 215-F SMITH STREET, SITKA, AK 8800 GLACIER HWY, SUITE 224 1/2, JUNEAU, AK 99801 MAILING ADDRESS - 2007 CASCADE CREEK RDAD, SITKA, AK 99835 EMAIL: north57landsurveying@yahoo.com

NEVA ST SUBDIMSION LOT 1 AND 12A, BLOCK 7 LOTS 5, 6, 7 AND 8, BLOCK 6

AND A PORTION OF VACATED NEVA ST. USS 3303B SITKA REC. DIST. SITKA, AK 99835

DRAWING NAME:40564-01

SHEET OF

PROJECT 40564-01-00



CITY AND BOROUGH OF SITKA

Minutes - Final

Planning Commission

Wednesday, August 7, 2024

7:00 PM

Harrigan Centennial Hall

CALL TO ORDER AND ROLL CALL

Present: Darrell Windsor (Chair), Katie Riley, Wendy Alderson, Stacy Mudry, Thor

Christianson (Assembly liaison) Excused: Robin Sherman Staff: Amy Ainslie, Kim Davis

Public: Kris Calvin, Christine Harrington, Janet Love, Peter Hagen, Lucas Goddard, Len Kola, Jon Swanson, Rachel Jones, Marge Strand, Garry White, Roger Hames, Tripp LaRose

Chair Windsor called the meeting to order at 7:02 PM.

II. CONSIDERATION OF THE AGENDA

III. CONSIDERATION OF THE MINUTES

A PM 24-09 Approve the July 25, 2024 meeting minutes.

M/Mudry-S/Alderson moved to approve the July 25, 2024 meeting minutes. Motion passed 4-0 by voice vote.

IV. PERSONS TO BE HEARD

V. PLANNING DIRECTOR'S REPORT

Ainslie reported the 201 Price Street rezone had passed the Assembly and the minor subdivision would be forthcoming. The first review for the Tourism Manager position would be August 15 and the Planner I position would be posted soon. The Sitka Housing Network meeting was scheduled for August 12th. This group was involved with housing-related initiatives and Commissioners were invited to attend.

VI. REPORTS

VII. THE EVENING BUSINESS

B LM 23-03

Commission review and recommendation of a proposal to vacate a portion of the Neva Street right-of-way segment between Davidoff Street and Edgecumbe Drive. The property is also known as the Neva Street Right-of-Way, Blocks 6 and 7, U.S. Survey 3303 B, Northwest Addition. The request is filed by Kris Calvin. The owner of record is the City and Borough of Sitka.

Ainslie introduced a request to vacate a portion of Neva Street between Blocks 6 and 7 from Davidoff Street to Edgecumbe Drive. This was an undeveloped municipal right-of-way (ROW), 60' wide and 337' long. The ROW was unsuitable for water or wastewater and was not suitable to be developed as a street. There would be a 20' easement for future electric and communication lines, which would straddle the property line with 10' on each side. The ROW would only be vacated to the southern boundary of Lot 7 to preserve adequate space to turnaround on Davidoff Street. All adjacent property owners were supportive of the request and staff recommended approval.

The applicant Kris Calvin was present. He had nothing else to add but was in process of getting an encroachment permit to place a driveway off Edgecumbe Drive and all electric had been removed from the ROW. Public comment from Christine Harrington regarding driveway safety concerns had been addressed and the driveway would be placed on Calvin's side of the vacation. Harrington asked about the process to vacate the alley was between her property and the Welsh's property. Staff confirmed it would be a separate process. Public comment from Peter Hagen was about where the utility easement would be placed. Staff confirmed 10' on each side of the center line. He also asked about fences on easements. Staff stated nothing should be built on the easement and a fence could be installed adjacent to the easement. A letter read into public comment from Janet Love had two concerns, to preserve turn around access at Davidoff Street and Neva Street and possible pedestrian access to Edgecumbe Drive through Neva Street in the event of a natural disaster.

Commissioners discussed the proposal to vacate a portion of Neva Street reviewing the where the new utility easement would be placed and the new driveway from Edgecumbe Drive. Staff confirmed the request would go to the Assembly on August 27th for approval to draft the ordinance to sell the vacated portion to the adjacent property owners and to set a sale price. Staff also confirmed for commissioners that if everything was approved, a replat would come back before them and new corner markers would be set.

M/Alderson-S/Mudry moved to recommend approval of the vacation of Neva Street, an undeveloped municipal right-of-way between Edgecumbe Drive and Davidoff Street. The property was also known as Frank Street between Blocks 6 and 7, U.S. Survey No. 3303 B, Northwest Addition. The request was filed by Kris Calvin. The owner of record was City and Borough of Sitka. Motion passed 4-0 by voice vote.

C VAR 24-12

Public hearing and consideration of a zoning variance to reduce the front setback from 14 feet to 10 feet at 4602 Halibut Point Road in the C-2 general commercial mobile home district. The property is also known as Lot 2, Magee Subdivision. The request is filed by Lucas Goddard. The owner of record is Goddard Enterprises.

Davis introduced a variance request to reduce the front setback from 14' to 10' at 4602 Halibut Point Road (HPR) in the C-2 general commercial mobile home district. The applicant had proposed to build a 10'x24' addition to an existing garage to create a small single family home. There was an existing RV park on the property with two RV's used as short-tem rentals. The property was accessed via a 20' wide access easement over Lot 1 (4600 HPR) and a portion of the access easement straddles both properties. There was a plat note restriction requiring the access easement to be upgraded to accommodate two lanes of traffic if commercial uses of Lot 2 required more than four off-street parking spaces. Staff measured the access easement at 16'. The dwelling unit required two parking spaces and the zoning code did not specify parking



CITY AND BOROUGH OF SITKA

A COAST GUARD CITY

Planning and Community Development Department

AGENDA ITEM:

Case No: LM 23-03

Proposal: Review and recommendation of a proposal to vacate a portion of Neva Street

between Blocks 6 and 7

Applicant: Kris Calvin

Owner: City and Borough of Sitka

Location: 214 Neva Street, 1502 Davidoff Street and 1409, 1501 Edgecumbe Drive

Legal: Blocks 6 and 7, U.S. Survey No. 3303 B, Northwest Addition

Zone: R-1 - Single-Family/Duplex Residential District Size: Approx. 20,247 sq. ft. (60' width x 337'length)

Existing Use: Undeveloped right-of-way

Adjacent Use: Residential Utilities: None

Access: Davidoff Street and Edgecumbe Drive

KEY POINTS AND CONCERNS:

- This section of Neva Street is an undeveloped municipal right-of-way
- There are no municipal utilities in this portion of the right-of-way
- A 20' wide easement will be reserved down the center of the existing right-of-way to preserve a utility corridor for future development needs

ATTACHMENTS:

Attachment A: Aerial

Attachment B: U.S. Survey 3303 B

Attachment C: Site Overview

Attachment D: Photos

Attachment E: Applicant Materials Attachment F: Public Comment

BACKGROUND

Neva Street, listed as Frank Street on U.S. Survey 3303 B, is an undeveloped municipal right-of-way (ROW). The applicant, Kris Calvin, is requesting to vacate a portion of the ROW between Blocks 6 and 7, adjacent to Lots 6, 7, 1, and 12A. This portion of Neva Street is mostly trees, berry shrubs, and contains a private driveway to 1409 Edgecumbe Drive.

The applicant is in the early planning stages for redevelopment of 1409 Edgecumbe Drive. These are two separate lots, but have a zoning classification that has allowed it to be developed and treated as one lot. This classification would be removed, requiring new development on the lots to conform to current zoning regulations. The applicant is interested in the vacation of Neva Street in order to add a driveway from Edgecumbe Drive to one of the lots and expand the buildable area.

There are no water or sewer lines in this section of Neva Street. Given the significant grade change between Edgecumbe Drive and the top of Neva Street, it is unlikely that this could be developed as a street for vehicular use, or as a corridor for water and/or wastewater utilities. However, it could be developed as a driveway access point and route for private water/wastewater utility lines. The Electric Department has identified the ROW as a potential corridor for additional electric and telecommunications infrastructure in the future; to accommodate for this, a 20' wide easement will be preserved.

Historically, rights-of-way have only been vacated when the municipality makes an affirmative determination that the property will not be required by the city in the future. All of the property owners along this portion of the ROW have voiced their support for the vacation.

PROCEDURE

- The Planning Commission will make a recommendation to the Assembly.
- The Assembly would determine whether to proceed with the request and set terms for the sale of the property.
- An ordinance to authorize the vacation and sale would be prepared in accordance with Assembly direction.
- A platting action (replat) would come before the Planning Commission for approval to reflect the property line changes.

ANALYSIS

Project/Site: The proposed area to be vacated is a section of Neva Street. It has been platted as a 60' wide ROW, and the length of this segment is approximately 337'. This is a municipally owned, but not developed or maintained, ROW.

Traffic: Applicant has proposed changing the driveway access for Lots 5 and 6 at 1409 Edgecumbe Drive from Neva Street to Edgecumbe Drive. Lots 7 and 8 at 214 Neva Street will have access from Davidoff Street (which may need to be readdressed). This ROW currently does not provide for vehicular thru traffic, however previous public comment was received that it is used as a turnaround point for larger delivery vehicles on Davidoff Street. In consultation with the Fire Department, staff

has determined that by vacating the ROW only to the southern corner of 214 Neva Street (rather than the southern corner of 1502 Davidoff Street) adequate turnaround space will be preserved.

Parking: Parking is located on adjacent private properties. There is no on-street parking on Neva Street as it is undeveloped.

Noise: No change in the level of noise is anticipated. Area is zoned R-1 single-family and duplex residential district.

Public Health or Safety: No impacts to public health or safety is anticipated. The surrounding properties have access for EMS, police, and fire.

Public Value or Neighborhood Harmony: The City and Borough of Sitka would benefit financially from the sale of undeveloped land, and the addition of property taxes gained by increasing the square footage of adjacent private property. The public value of maintaining a utility easement for future utility needs will be preserved. Adjacent neighboring properties could benefit from an increase in square footage to their properties in terms of value and usability. However, since this section of ROW has been historically undeveloped, it also serves as a greenbelt and buffer which could be disturbed as a result of a vacation.

Conformity with Comprehensive Plan: Land Use action LU 1.1.b asks us to "Consider social, cultural, environmental, and economic factors to support decisions to retain or dispose of land." This step in the process, Planning Commission review and public input, aims to make space for these considerations as the proposal progresses.

RECOMMENDATION

Staff recommends approval of the vacation of Neva Street.

Motion to recommend the vacation

"I move to recommend approval of the vacation of Neva Street, an undeveloped municipal right-of-way between Edgecumbe Drive and Davidoff Street. The property is also known as Frank Street between Blocks 6 and 7, U.S. Survey No. 3303 B, Northwest Addition. The request is filed by Kris Calvin. The owner of record is City and Borough of Sitka.



ORIGINAL









