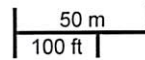


City & Borough of Sitka, Alaska

Selected Parcel: 403 ALICE ID: 19022003

Printed 12/9/2016 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 conveyance of land. The City & Borough of Sitka, Alaska and MainStreetGIS, LLC assume no legal responsibility for the information contained herein.







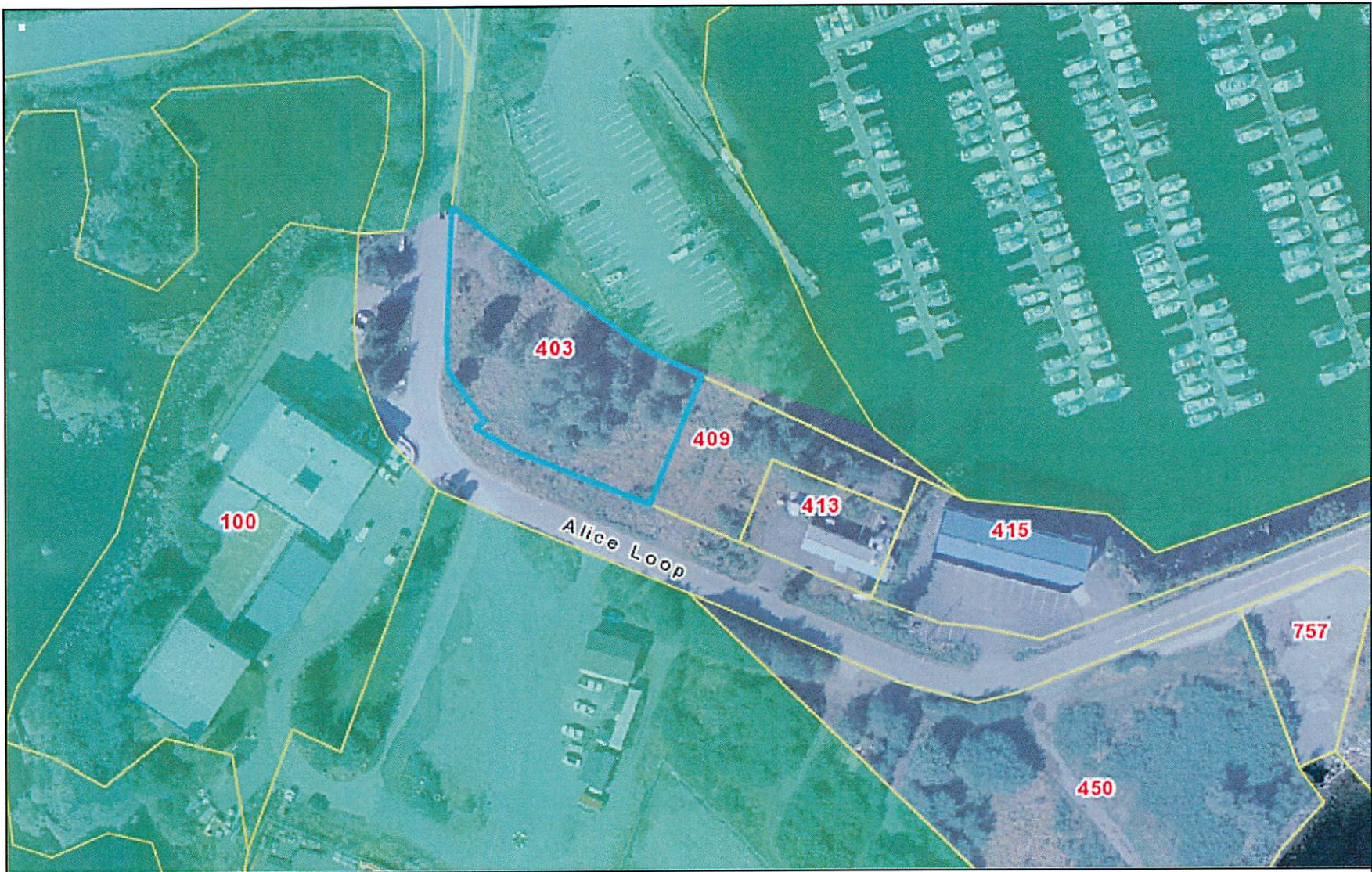


ROAD CLOSED TO THRU TRAFFIC





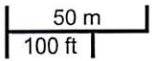




City & Borough of Sitka, Alaska

Selected Parcel: 403 ALICE ID: 19022003

Printed 12/9/2016 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>



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CERTIFICATE OF OWNERSHIP AND DEDICATION
 WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN 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 PUBLIC OR PRIVATE USE AS HEREIN SPECIFIED.

DATE: 4/20/11 SIGNATURE: [Signature]
 NAME: Patrick O'Neill (REGISTERED)
 SIGNATURE: [Signature]
 NAME: Paula Chasman (REGISTERED)

NOTARY'S ACKNOWLEDGMENT
 I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DO HEREBY CERTIFY THAT ON THIS 4TH DAY OF JANUARY, 2011, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY CONVEYED AND SOLEMNLY APPEARED Patrick O'Neill, Paula Chasman, President/CEO/Chairman of SHEE ATKA INC.

TO ME KNOWN TO BE THE IDENTICAL INDIVIDUALS MENTIONED AND WHO EXECUTED THE WITHIN PLAN AND ME ACKNOWLEDGED TO ME THAT THEY 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.

Melissa Henshaw
 NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES: 9-1-2012

STATE OF ALASKA
 NOTARY PUBLIC
 MELISSA HENSHAW
 My Commission Expires: 9-1-2012

CERTIFICATE OF PAYMENT OF TAXES (STATE OF ALASKA) (FIRST JUDICIAL DISTRICT)

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AS ASSESSOR FOR THE CITY & BOROUGH OF SITKA, DO HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THE CITY & BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS IN THE NAME OF Shee Atka, Inc.

AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL FOR THE YEAR 2010. ALL TAXES PAID ON OR BEFORE 2-28-10.

DATED THIS 16TH DAY OF DECEMBER, 2010, AT SITKA, ALASKA.

[Signature]
 ASSESSOR, CITY AND BOROUGH OF SITKA

CERTIFICATE OF APPROVAL BY THE BOARD

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA PLANNING BOARD AND THAT SAID PLAN HAS BEEN APPROVED BY THE BOARD BY PLAT REGISTRATION NO. 2011-05 DATED 11/30/2010 AND THAT THE PLAN SHOWN HEREIN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT CLERK, EX-OFFICIO RECORDER, SITKA, ALASKA.

[Signature]
 BOARD MEMBER

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA ASSEMBLY AS RECORDED IN MONITE BOOK 100 DATED 12-21-2010 AND THAT THE PLAN SHOWN HEREIN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT CLERK, EX-OFFICIO RECORDER, SITKA, ALASKA.

[Signature]
 CITY AND BOROUGH CLERK, Acting

CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AS FINANCE DIRECTOR FOR THE CITY & BOROUGH OF SITKA, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE CITY & BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED IN THE RECORDS IN THE NAME OF Shee Atka, Inc.

ALL TAXES ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL.

DATED THIS 16TH DAY OF DECEMBER, 2010, AT SITKA, ALASKA.

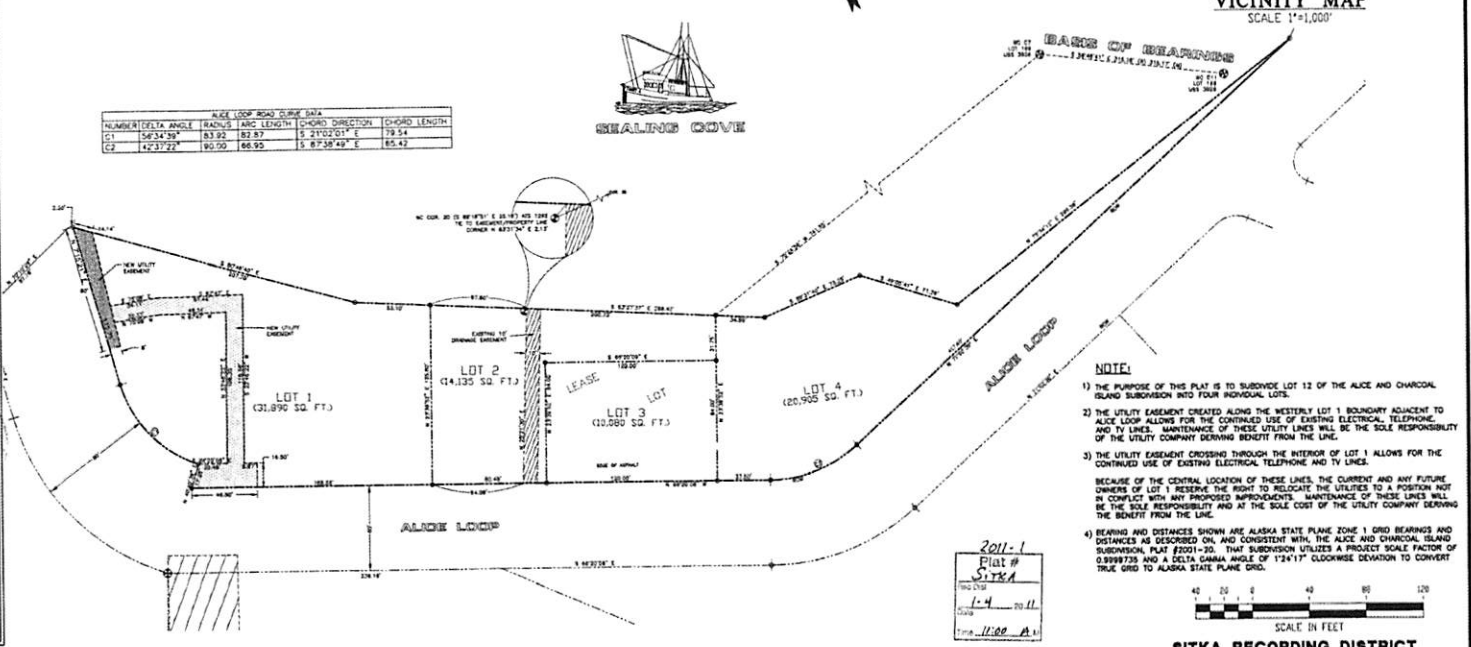
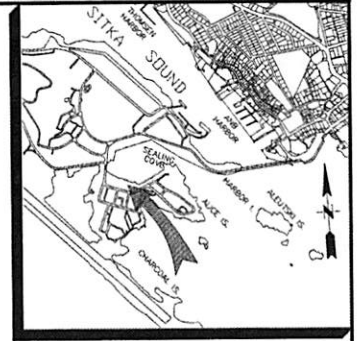
[Signature]
 FINANCE DIRECTOR, CITY & BOROUGH OF SITKA

LEGEND

- PRIMARY CONTROL MONUMENT (RECOVERED)
- ⊕ GOLD/BIRM PRIMARY BRASS CAP (RECOVERED)
- SECONDARY MONUMENT (SET)
- SECONDARY MONUMENT (RECOVERED)
- RECORDED DATA
- COMPUTED DATA
- MEASURED DATA

ALICE LOOP ROAD CURVE DATA

| NUMBER | DELTA ANGLE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD DIRECTION | CHORD LENGTH |
|--------|-------------|--------|------------|--------------|-----------------|--------------|
| C1 | 56°34'59" | 83.92 | 82.87 | 5.21 | 120°25'11" E | 79.54 |
| C2 | 42°37'22" | 96.92 | 96.92 | 15.87 | 208°42' E | 85.42 |



O'NEILL SURVEYING AND ENGINEERING
 BOX 1849 SITKA, ALASKA 99813
 PHONE: (907) 747-6700
 FAX: (907) 745-7898
 EMAIL: onell@onell.net

| BY | DATE | REV | DESCRIPTION OF CHANGE |
|----|------|-----|-----------------------|
| | | | |
| | | | |
| | | | |

RECORD OF REVISIONS

DESIGNED BY: [Signature]
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DATE OF PLATING IN BOOK: 11/30/10
 SCALE: 1" = 111'
 DRAWING NAME: 050434-13
 PROJECT NO: 30434-13-00



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN April 2010, A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

DATE: 4/17/10 SIGNATURE: [Signature]
 PATRICK O'NEILL, L.S. 604

SEALING COVE SUBDIVISION
LOT 12, ALICE AND CHARCOAL ISLAND SUBDIVISION
 CLIENT: SHEE ATKA INC.

CERTIFICATE OF OWNERSHIP AND DEDICATION
 WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY ADMIT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND RESOLVE ALL EASEMENTS, ALIENS, MORTGAGES, LIENS AND OTHER BURDENS UPON THE PUBLIC OR PRIVATE USE AS NOTED.

11/2/2011 *[Signature]*
 [Name] (OWNER)
11/2/2011 *[Signature]*
 [Name] (OWNER)

NOTARY'S ACKNOWLEDGMENT
 STATE OF ALASKA
 CITY & BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS DAY OF 2011, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, SAID CERTAINED AND ABOVE DESCRIBED APPLICANTS, [Name] and [Name], PERSONALLY APPEARED BEFORE ME, I IDENTIFIED THEM AS THE PERSONS WHOSE NAMES ARE SET FORTH IN THE ABOVE INSTRUMENT.

IT IS MY DUTY TO BE THE NEUTRAL, IMPARTIAL OFFICER AND NOT TO UNDULATE THE VARIOUS PARTS AND I HEREBY CERTIFY THAT I HAVE REVIEWED THE SAID INSTRUMENT AND VOLUNTARILY FOR THE USE AND PURPOSES SPECIFIED THEREIN.

WITNESS MY HAND AND NOTARY SEAL, THE DAY AND YEAR IN THIS CERTIFICATE FIRST WROTE.

11/2/2011 *[Signature]* STATE OF ALASKA
 [Name] NOTARY PUBLIC
 MELISSA HEDGECOCK
 My Commission Expires 11-1-2017

CERTIFICATE OF PAYMENT OF TAXES
 (STATE OF ALASKA)
 (FIRST JUDICIAL DISTRICT)

I, THE UNDERSIGNED, SOLEMNLY APPOINTED AND QUALIFIED, AND ACCEPTOR FOR THE CITY & BOROUGH OF SITKA, DO HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THE CITY & BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS CHARGED ON THE TAX RECORDS IN THE NAME OF [Name].

AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES DUE ON SAID LAND AS OF THE DATE OF THE CITY & BOROUGH OF SITKA, HAVE BEEN PAID FOR THE YEAR ENDED [Date], WILL BE PAID IN FULL ON [Date].

DATED THIS 11/2/2011 DAY OF November 2011, AT SITKA, ALASKA.

[Signature]
 [Name] CITY & BOROUGH OF SITKA

CERTIFICATE OF APPROVAL BY THE BOARD

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA, AND THAT SAID PLAN HAS BEEN APPROVED BY THE BOARD OF PLAT REVIEWERS OF THE CITY & BOROUGH OF SITKA, AND THAT THE PLAN SHOWN HEREON HAS BEEN APPROVED FOR RECORDATION IN THE OFFICE OF THE DISTRICT CLERK, EX OFFICIO RECORDS, SITKA, ALASKA.

DATED THIS 11/2/2011 DAY OF November 2011.

[Signature]
 [Name] DISTRICT CLERK

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA, AND THAT SAID PLAN HAS BEEN APPROVED FOR RECORDATION IN THE OFFICE OF THE DISTRICT CLERK, EX OFFICIO RECORDS, SITKA, ALASKA.

DATED THIS 11/2/2011 DAY OF November 2011.

[Signature]
 [Name] CITY & BOROUGH OF SITKA

CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

I, THE UNDERSIGNED, SOLEMNLY APPOINTED AND QUALIFIED, AND ACCEPTOR FOR THE CITY & BOROUGH OF SITKA, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE CITY & BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS CHARGED ON THE RECORDS IN THE NAME OF [Name].

ALL BURDENS OF RECORD, AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL LOCAL IMPROVEMENTS DUE SAID LAND AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL.

DATED THIS 11/2/2011 DAY OF November 2011.

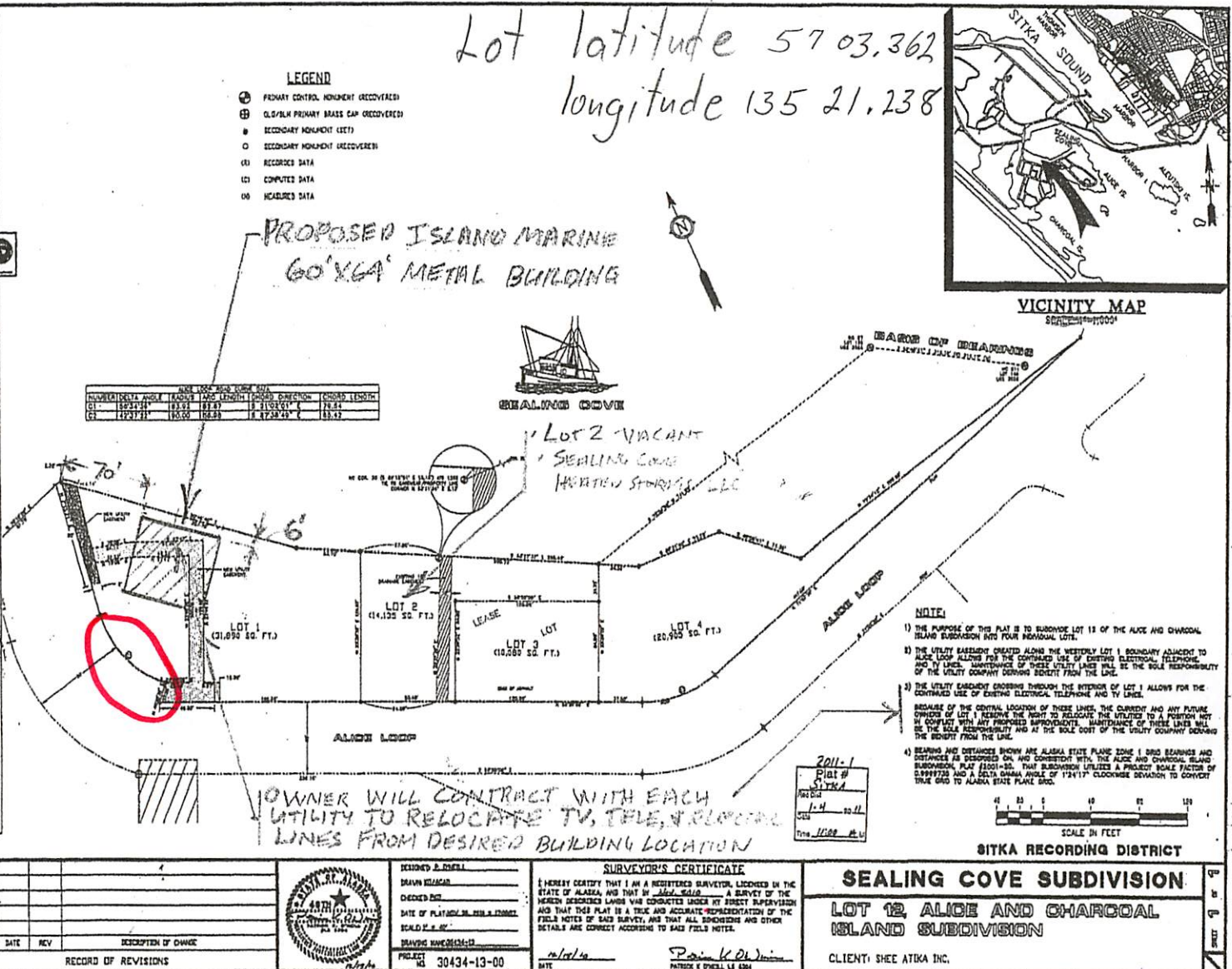
[Signature]
 [Name] CITY & BOROUGH OF SITKA

O'NBILL
SURVYING AND ENGINEERING

BOX 1849 SITKA, ALASKA 99565
 PHONE (907) 747-4700
 FAX (907) 747-7990
 EMAIL onbill@onbill.com

| BY | DATE | REV | REVISION |
|----|------|-----|----------|
| | | | |

RECORD OF REVISIONS



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA AND THAT IN [Date] A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL EASEMENTS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

[Signature] [Name]
 SURVEYOR & ENGINEER

DESIGNED & DRAWN: [Name]
 CHECKED BY: [Name]
 DATE OF PLATING: [Date]
 SCALE: [Scale]
 DRAWING NUMBER: [Number]
 PROJECT NO: 30434-13-00

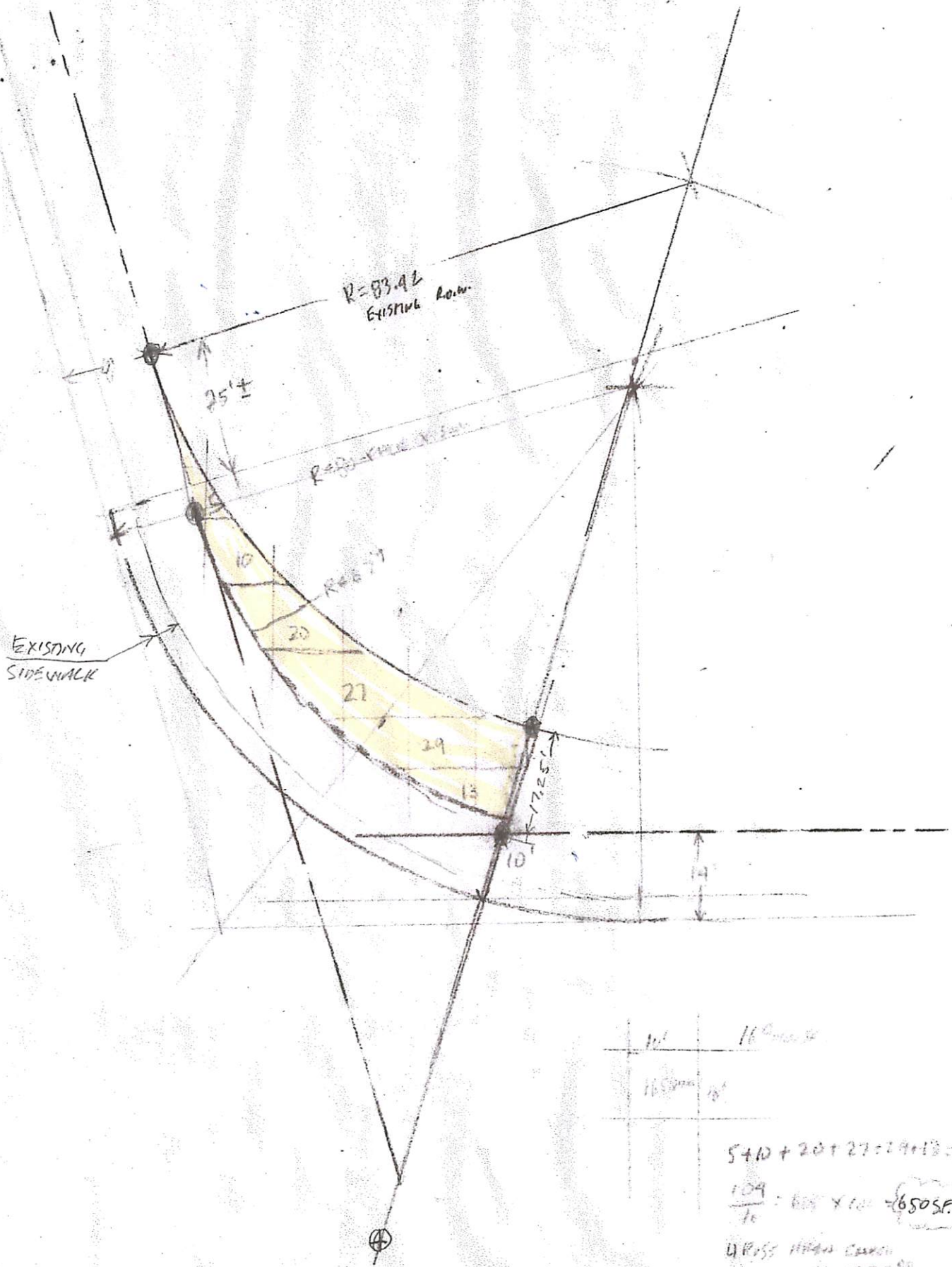
SEALING COVE SUBDIVISION
LOT 12, ALICE AND CHARCOAL ISLAND SUBDIVISION

CLIENT: SHEE ATKA INC.

ISLAND MARINE L.L.C.
 MICHA TRANI - OWNER
 LOT 1, SEALING COVE SUBD.
 403 ALICE LOOP
 PARCEL NO. 19022003

JUNE 2015
 FEMA FLOOD ZONE "D"
 ZONING: W D (WATERFRONT DISTRICT)
 REAR SETBACK 5'
 FRONT SETBACK 20'
 (10' IF R.O.W. 80' OR GREATER)

403 Alice Loop Rd.



| | |
|------------|----------|
| 16' | 16' Area |
| 16.5' Area | 16' |

$$5 + 10 + 20 + 27 + 29 + 13 = 104$$

$$\frac{104}{76} = 1.368 \times 100 = 136.8\% \approx 137\%$$

4 ROSS HIGHWAY CORNER

$$17.5' \times 75' = 1312.5'$$

OAC. TBM N.W. COR. LOT 1
ELEV 13.13'

ISLAND AVENUE L.L.C.
LOT 1, SEALING COVE SUBDIVISION.

4' CONCRETE SIDEWALK

SECTIONALIZER - 45° BEND ROLLED DOWN
O+00 (ELEV. TOP OF 4" PVC 13.8)
AS BEND (ROLLED)
O+00 (ELEV. TOP 13.7)

15.75'

14.5'

O+25 (ELEV. 14.1)

EXISTING EASEMENT
TO BE DELETED

- 4" SCH. 80 PVC CONDUIT
- STATIONING FOLLOWS CENTER LINE OF 4" CONDUIT
- PROPOSED FINISH GRADE @ 16.04'

O+54.5 (ELEV. 14.2)

13'

O+75 (ELEV. 14.2)

O+88 (ELEV. 14.2)

140.5 (ELEV. 14.3)

22° BEND (ELEV. 14.2)

O+125 (ELEV. 14.2)

NICE LOOP

TBM "MILK" N. COR.
R.W. BONNET ELEV. 14.87'

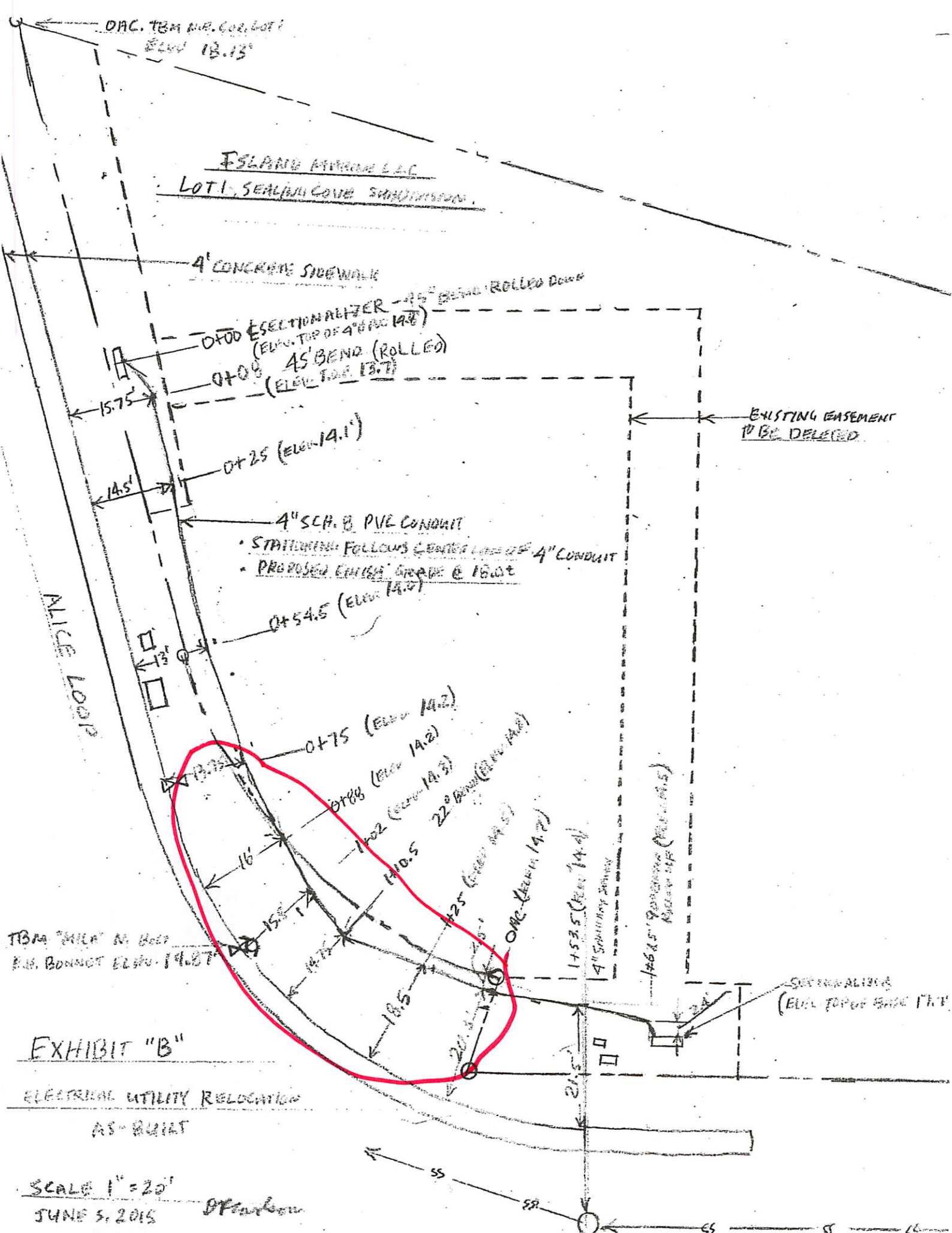
EXHIBIT "B"

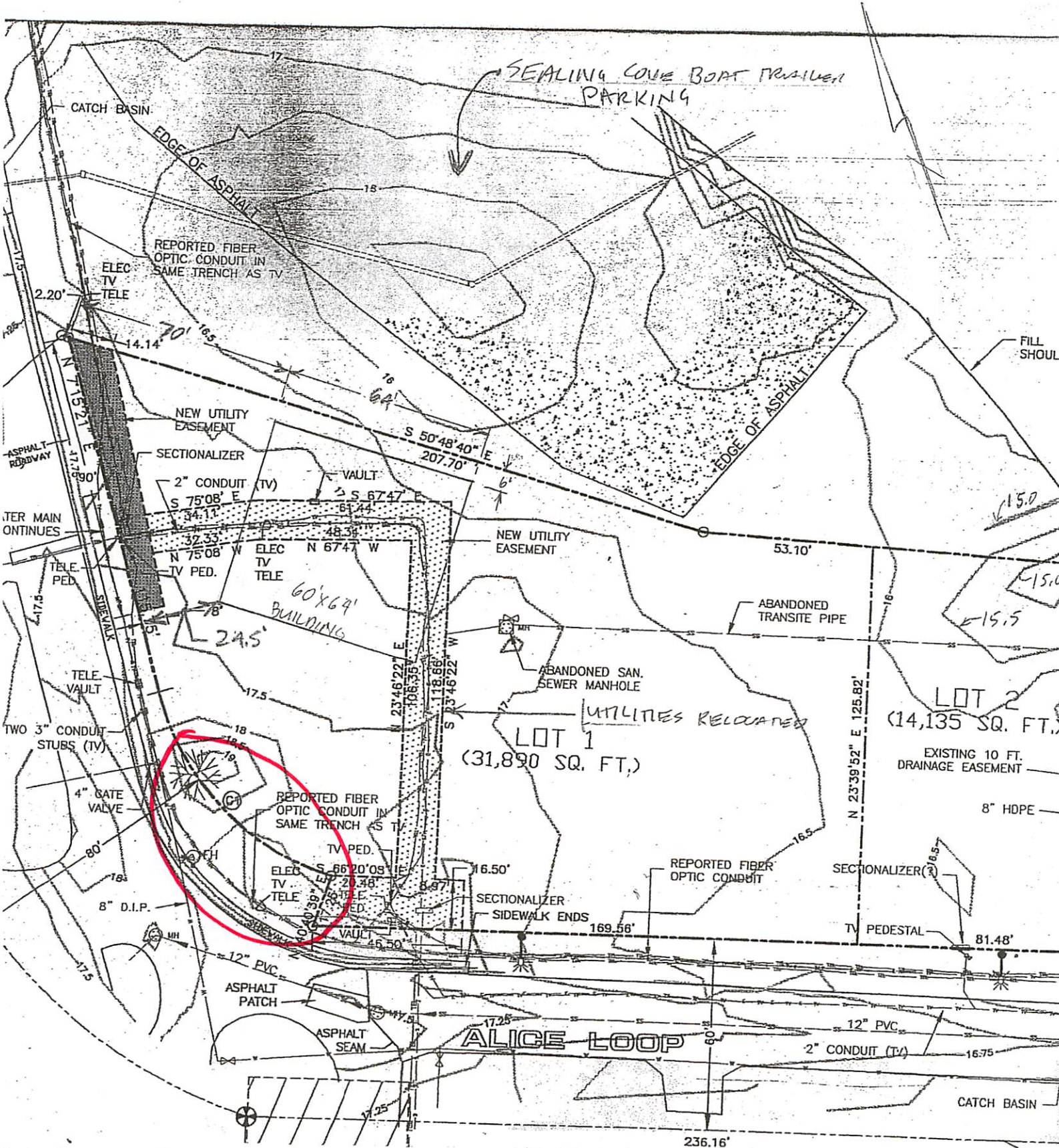
ELECTRICAL UTILITY RELOCATION
AS-BUILT

SCALE 1" = 20'

JUNE 5, 2015

D. Carlson





ISLAND MARINE LLC
 MILA TRANI - OWNER
 LOT 1, SEALING COVE SUBD.
 SCALE 1" = 40'

• TOPOGRAPHIC MAP - 2010
 • 0.5' CONTOUR INTERVAL
 • PROPOSED BUILDING LOCATION
 • JUNE 2015

The owners of record are Mark Gorman and Nancy Knapp.

Conditions of Approval:

1. Contingent upon a completed satisfactory life safety inspection.
2. The facility shall be operated consistent with the application and plans that were submitted with the request.
3. The facility shall be operated in accordance with the narrative that was submitted with the application.
4. The applicant shall submit an annual report every year, covering the information on the form prepared by the Municipality, summarizing the number of nights the facility has been rented over the twelve month period starting with the date the facility has begun operation. The report is due within thirty days following the end of the reporting period.
5. The Planning Commission, at its discretion, may schedule a public hearing at any time for the purpose of resolving issues with the request and mitigating adverse impacts on nearby properties.
6. Failure to comply with all applicable tax laws, including but not limited to remittance of all sales and bed tax, shall be grounds for revocation of the conditional use permit.
7. The property owner shall register for a sales account prior to the Conditional Use Permit becoming valid.
8. To mitigate against the risk and impact of bears from the short-term rental, the property owner shall assure all trash is deposited in trash receptacles that are stored in bear proof areas (whether enclosed garage or other bear proof area) and only placed on street for collection after 4am on trash collection day. Should this condition not be followed the CUP shall be revoked.
9. To mitigate against parking and traffic impacts, property owner shall provide detailed parking and traffic rules, and shall ensure all parking for all uses (residential or short-term rental) shall occur off-street, on-site and further that should on-street parking occur at any time, the conditional use permit shall be revoked.
10. The property owner shall communicate to renters that a violation of these conditions of approval will be grounds for eviction of the short-term renters.
11. Failure to comply with any of the above conditions may result in revocation of the conditional use permit.

Motion PASSED 3-0.

K Public hearing and consideration of a vacation request for 650 square feet of municipal right-of-way adjacent 403 Alice Loop. The property is also known as Lot 1 Sealing Cove Subdivision. The request is filed by Mica Trani. The owner of record is Mica Trani.

Hughey/Pohlman moved to recommend APPROVAL of the vacation request for 650 square feet of municipal right-of-way adjacent 403 Alice Loop with the condition of approval that Public Works approves the easement for access to public infrastructure. The property is also known as Lot 1 Sealing Cove Subdivision. The request is filed by Mica Trani. The owner of record is Mica Trani. Motion PASSED 3-0.

L Public hearing and consideration of a variance request for 2515 Sawmill Creek Road. The request is for the reduction of the rear setback from 20 feet to 10 feet for the construction of a garage. The property is also known as Lot 14C Subdivision of Lot 14 of US Survey 3302. The request is filed by Larry Medina. The owners of record are Larry and Nancy Medina.



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

AGENDA ITEM:

Case No: LM 16-11
Proposal: Request for vacation of 650 square feet of municipal right-of-way
Applicant: Mica Trani
Owner: Mica Trani
Location: 403 Alice Loop
Legal: Lot 1 Sealing Cove Subdivision
Zone: WD Waterfront District
Size: Existing Lot: 31,890 square feet
Requested ROW: 650 square feet
Parcel ID: 1-9022-003
Existing Use: Commercial
Adjacent Use: Commercial, Public
Utilities: Existing
Access: Alice Loop to Airport Road

KEY POINTS AND CONCERNS:

1. Creates tax revenue for municipality
2. Applicant and municipal staff have agreed to an easement for access to public infrastructure
3. Neighborhood harmony – surrounding uses are commercial and public in use, zoning allows for commercial use

RECOMMENDATION:

Staff recommends that the Planning Commission recommend approval of LM 16-11 to the Assembly.

ATTACHMENTS

Attachment A: Vicinity Map
Attachment B: Aerial Vicinity Map
Attachment C: Zoning Map
Attachment D: Current Plat

Attachment E: Site Plan
Attachment F: Parcel Pictures
Attachment G: Application
Attachment H: Flood Zone Map
Attachment I: Mailing List

PROJECT DESCRIPTION

This request is to purchase a 650 square foot portion of municipal right-of-way adjacent 403 Alice Loop. The applicant states the intent to fence in the commercial property.

BACKGROUND

403 Alice Loop was created by Sealing Cove Subdivision, recorded as plat 2011-1. Island Marine operates from the property.

The application was filed in late 2016 and originally denied because of concerns for municipal infrastructure. Following the denial, the applicant worked with the Wastewater Division and the Electric Department to determine a plan that would be acceptable to all parties. The applicant agreed that if the vacation was approved, he would grant the municipality an easement for the 650 square feet portion for the purpose of accessing and maintaining utility infrastructure.

The vacation application is coming before the Planning Commission to seek a recommendation of approval to the Assembly. The item is scheduled for the May 10th Historic Preservation Commission meeting. The vacation application will go to the Assembly for approval by ordinance, then will return to the Planning Commission for a subdivision replat.

ANALYSIS

Project/Site: The property is 650 square feet of municipal right-of-way adjacent to 403 Alice Loop.

Traffic: Overall use of the property would not change, so traffic is anticipated to remain the same.

Parking: Sufficient parking is provided on-site.

Noise: Proposed use does not change and the WD zoning allows commercial use. No concerns.

Public Health or Safety: No concerns. The sidewalk and roadway would remain in the same location.

Habitat: No concerns.

Property Value or Neighborhood Harmony: Proposed use does not change. Adjacent uses are public (municipal harbor and wastewater facility) and commercial.

Conformity with Comprehensive Plan: The proposal conforms to Comprehensive Plan Section 2.4.19 which states, "To consistently follow and enforce land use policies, codes, regulations, and decisions..." by going through the prescribed vacation approval process.

RECOMMENDATION

It is recommended that the Planning Commission adopt the staff analysis and move to recommend approval of the vacation of 650 square feet of right-of-way adjacent 403 Alice Loop.

RECOMMENDED MOTION

- 1) I move to recommend approval of the vacation request for 650 square feet of municipal right-of-way adjacent 403 Alice Loop with the condition of approval that Public Works approves the easement for access to public infrastructure. The property is also known as Lot 1 Sealing Cove Subdivision. The request is filed by Mica Trani. The owner of record is Mica Trani.

CITY AND BOROUGH OF SITKA - ASSESSMENT RECORD 2017



Owner: Owner:

Location:

Parcel No: Prop Type:

Legal Description:

Lot One (1), Sealing Cove Subdivision, according to the official plat thereof, filed under Plat No. 2011-1, Records of the Sitka Recording District, First Judicial District, State of Alaska.

PROPERTY INFORMATION

General Data

Year Built: Prop Style:

Total Finished Living:

Prop Quality:

Eff Age:

Re-Inspect Date:

Land Data

Zoning Typ:

Sq.Ft.: Acres:

Topography:

Shape:

View:

Drainage:

Access:

Parking:

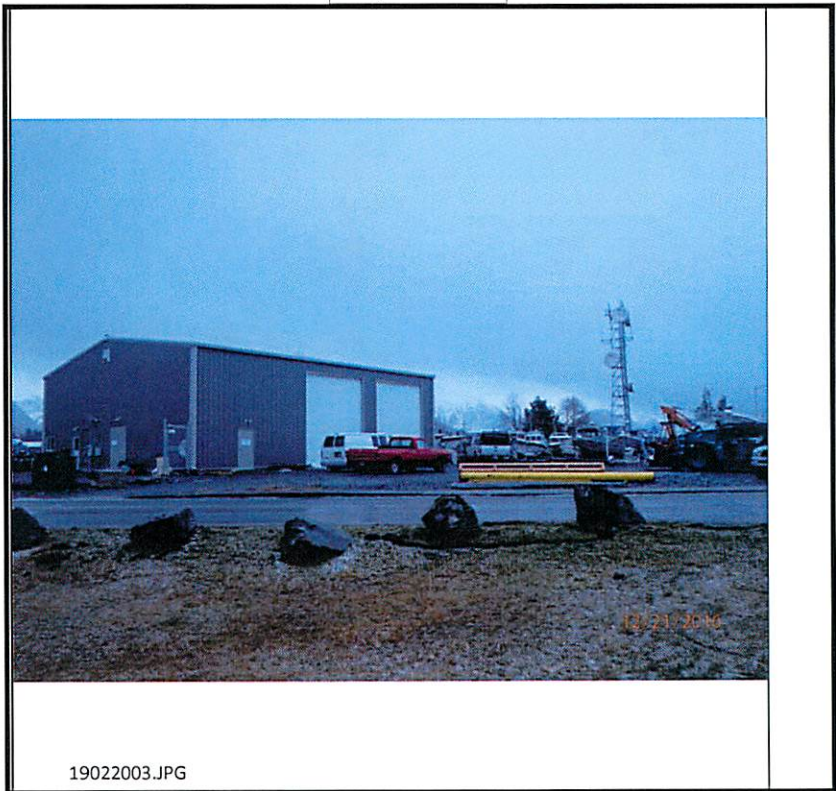
Street:

Water:

Sewer:

Waterfront:

Subject Photo



LAND VALUATION

| UNIT | Base \$/SF | C | P | LQC | \$/SF | E1 | E2 | TOTALS |
|-----------|------------|--------|--------|-------|--------|----|----|-----------|
| unit 1 sf | 31,890 | 1195.1 | -0.450 | 0.877 | \$9.85 | | | \$314,200 |
| unit 2 sf | | | | | | | | |
| unit 3 sf | | | | | | | | |
| unit 4 sf | | | | | | | | |
| waterft | | | | | | | | |
| view | 0 | | | | | | | |

April 17, 2017, Easement Purchase Application Valuation Estimate is 15% of Base Rate of \$9.85/sf (0.15 X \$9.85 = \$1.48/sf @ 650sf = \$1,000)

| |
|---------|
| |
| \$1,000 |



CITY AND BOROUGH OF SITKA
 PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
 LAND MANAGEMENT APPLICATION FORM

1. Review guidelines and procedural information.
2. Fill form out completely. No request will be considered without a completed form.
3. Submit all supporting documents and proof of payment.

APPLICATION FOR: TIDELAND LEASE
 LAND PURCHASE

BRIEF DESCRIPTION OF REQUEST: Purchase city right of way at 403 Alice Loop where road right of way goes from 60' to 80' near existing fire hydrant.

PROPERTY INFORMATION:
 CURRENT ZONING: WD ARE YOU THE UPLAND PROPERTY OWNER? Yes
 CURRENT LAND USE(S): Marine repair PROPOSED LAND USES (if changing): no change

APPLICANT INFORMATION:
 PROPERTY OWNER: Mica Trani
 PROPERTY OWNER ADDRESS: 101 Shuler Dr- Sitka
 STREET ADDRESS OF PROPERTY: 403 Alice Loop Road - Sitka
 APPLICANT'S NAME: Mica Trani
 MAILING ADDRESS: Box 3016
 EMAIL ADDRESS: islandmarine@gci.net DAYTIME PHONE: 747-0647

PROPERTY LEGAL DESCRIPTION:
 TAX ID: 19022003 LOT: 1 BLOCK: _____ TRACT: _____
 SUBDIVISION: Sealing Cove Subdivision US SURVEY: 39-26

| | | | |
|-----------------------|--|--------------|--|
| COMPLETED APPLICATION | | SITE PLAN | |
| NARRATIVE | | CURRENT PLAT | |
| FEE | | OWNERSHIP | |

REQUIRED SUPPLEMENTAL INFORMATION:

- Completed application form
- Narrative
- Site Plan showing all existing and proposed structures with dimensions and location of utilities
- Proof of filing fee payment
- Proof of ownership (If claiming upland preference)
- Copy of current plat

CERTIFICATION:

I hereby certify that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee is non-refundable, is to cover costs associated with the processing of this application, and does not ensure approval of the request. I understand that public notice will be mailed to neighboring property owners and published in the Daily Sitka Sentinel. I further authorize municipal staff to access the property to conduct site visits as necessary.

Michael Green
Applicant

11-28-16
Date



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Notice of Public Hearings

The Assembly of the City and Borough of Sitka will hold public hearing during a regular meeting scheduled Tuesday, June 13, 2017 on the following items:

- A. Public hearing and consideration of a vacation request for 650 square feet of municipal right-of-way adjacent 403 Alice Loop. The property is also known as Lot 1 Sealing Cove Subdivision. The request is filed by Mica Trani. The owner of record is Mica Trani.

- B. Public hearing and consideration of a zoning map amendment to rezone municipal harbors located at 211 and 617 Katlian Avenue to Public. 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.

The Assembly may take action on Tuesday, June 13, 2017. The Assembly meeting will begin at 6:00 pm at Harrigan Centennial Hall at 330 Harbor Drive in Sitka.

Interested residents are encouraged to make comments during the meeting and written comments can be submitted to the Municipal Clerk at 100 Lincoln Street.

Parcel ID: 1900002
CITY & BOROUGH OF SITKA
SEWER TREATMENT PLANT
C/B OF SITKA
100 LINCOLN ST
SITKA AK 99835

Parcel ID: 1902000
SHEE ATIKA, INC.
SHEE ATIKA, INC.
315 LINCOLN ST, STE #300
SITKA AK 99835

Parcel ID: 1902200
SEALING COVE HEATED STORAGE,
LLC
SEALING COVE HEATED STORAGE,
LLC
107-A TOIVO CIR
SITKA AK 99835

Parcel ID: 1902201
SHEE ATIKA, INC.
SHEE ATIKA, INC.
315 LINCOLN ST, STE 300
SITKA AK 99835

Parcel ID: 1902202
SEALING COVE HEATED STORAGE,
LLC
SEALING COVE HEATED STORAGE,
LLC
107-A TOIVO CIRCLE
SITKA AK 99835

Parcel ID: 1902203
MICA TRANI
TRANI, MICA, T.
P.O. BOX 3016
SITKA AK 99835-3016

Parcel ID: 1902400
ALASKA, STATE, OF
DOT/PF AIRPORT DIV
ALASKA STATE OF
ANCHORAGE AK 99501

Parcel ID: 1907500
CITY & BOROUGH OF SITKA
SEALING COVE HARBOR
CITY & BOROUGH OF SITKA,
203 AIRPORT RD
SITKA AK 99835

Assembly Mailing
June 2, 2017



Planning and Community Development Department

100 Lincoln Street, Sitka, AK 99835

(907) 747-1814

planning@cityofsitka.org

NOTICE OF APPLICATION AND PUBLIC HEARING LM 16-11

Notice is hereby given that the Planning and Community Development Department (PCDD) has received an application for a(n) vacation of 650 square feet of municipal right-of-way at 403 Alice Loop. The Planning Commission will hold a public hearing at 7:00 PM at Harrigan Centennial Hall on **5/16/2017** to take testimony and consider the approval of:

Project Description: Vacation of 650 square feet of municipal right-of-way

Street Address: 403 Alice Loop

Legal Description: Lot 1 Sealing Cove Subdivision

Zoning: Waterfront District

Applicant: Mica Trani

Owner: Mica Trani

A site plan is printed on the reverse side of this notice. The full application and all associated documents are available for viewing in the PCDD office on the first floor of City Hall. Anyone wishing to comment on this proposal may do so in writing and/or by testifying at the hearing.

Send written comments and requests for information to:

planning@cityofsitka.org or (907) 747-1814

100 Lincoln Street, Sitka, AK 99835

Parcel ID: 19000002
CITY & BOROUGH OF SITKA
SEWER TREATMENT PLANT
C/B OF SITKA
100 LINCOLN ST
SITKA AK 99835

Parcel ID: 19022001
SHEE ATIKA, INC.
SHEE ATIKA, INC.
315 LINCOLN ST, STE 300
SITKA AK 99835

Parcel ID: 19024000
ALASKA, STATE, OF
DOT/PF AIRPORT DIV
ALASKA STATE OF
ANCHORAGE AK 99501

Parcel ID: 19020000
SHEE ATIKA, INC.
SHEE ATIKA, INC.
315 LINCOLN ST, STE #300
SITKA AK 99835

Parcel ID: 19022002
SEALING COVE HEATED STORAGE,
LLC
SEALING COVE HEATED STORAGE,
LLC
107-A TOIVO CIRCLE
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Parcel ID: 19075000
CITY & BOROUGH OF SITKA
SEALING COVE HARBOR
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