



# CITY AND BOROUGH OF SITKA

*A COAST GUARD CITY*

## **Planning and Community Development Department**

### **AGENDA ITEM:**

Case No: P 25-07  
Proposal: ATS 1728 Boundary Survey  
Applicant: Halibut Point Marine Services, LLC.  
Owner: State of Alaska  
Location: Submerged tidelands adjacent to 4513 Halibut Point Road  
Legal: Tidelands adjacent to Lot A, Marine Subdivision  
Zone: C-2 - General Commercial and Mobile Home District  
Existing Use: Commercial, Dock  
Adjacent Use: Commercial, Industrial, Residential  
Utilities: Halibut Point Road  
Access: Halibut Point Road

### **KEY POINTS AND CONCERNS:**

- Local platting authority approval required by Department of Natural Resources (DNR).

### **ATTACHMENTS:**

Attachment A: Aerial  
Attachment B: Plat 2021-1 Marine Subdivision  
Attachment C: Alaska Tidelands Survey 1728  
Attachment D: Photos  
Attachment E: Applicant Materials

### **BACKGROUND**

The purpose of this Alaska Tidelands Survey (ATS) 1728 is to define a lease boundary area for State of Alaska tidelands adjacent to Lot A, Marine Subdivision. The leased boundary area is being expanded to encompass the existing two mooring dolphins and floating pontoon. DNR requires local platting authority approval for tideland surveys and is requesting any corrections to the survey at this time.

## **ANALYSIS**

**Project/Site:** The defined lease boundary area consists of 6.18 acres and comprises of an existing floating pontoon and two mooring dolphins seaward of 4513 Halibut Point Road in the C-2 general commercial mobile home district. Adjacent property is currently developed with a commercial dock, retail facilities, restaurant, theater, and bus depot. This replatting of leased tidelands to Halibut Point Marine is largely a retroactive, administrative action; the expansion of the Sitka Sound Cruise Terminal was completed in 2021/2022. No additional expansion within this lease area is proposed at this time.

**Traffic:** No change to traffic impacts anticipated.

**Parking:** No change in required parking.

**Noise:** No change in the level of noise is anticipated.

**Public Health or Safety:** No negative impacts to public health or safety is anticipated.

**Public Value or Neighborhood Harmony:** The use is not changing and there are no known impacts to neighboring properties.

**Conformity with Comprehensive Plan:** The proposal is consistent with the Comprehensive Plan by providing a pathway for property owners to lease State owned tidelands for development. It also supports ED 6.5, *support growth of Sitka's independent, cruise-related, and heritage tourism work and enterprises.*

## **RECOMMENDATION**

Staff recommends approval of Alaska Tideland Survey 1728 to define a tideland lease boundary area. One motion approving the tidelands survey is required.

## **RECOMMENDED MOTIONS**

- 1) **"I move to approve Alaska Tideland Survey 1728 in the C-2 general commercial mobile home district. The property is also known as submerged tidelands adjacent to Lot A, Marine Subdivision. The request is filed by Halibut Point Marine Services, LLC. The owner of record is State of Alaska."**