



# 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:** I would like to purchase municipal real property via boundary line adjustment. See attached narrative. I believe that SGC 18.15.010 E applies to my circumstances.

### PROPERTY INFORMATION:

CURRENT ZONING: C-2 ARE YOU THE UPLAND PROPERTY OWNER? Adjacent

CURRENT LAND USE(S): Housing, three single family homes PROPOSED LAND USES (if changing): Extension of existing property

### APPLICANT INFORMATION:

PROPERTY OWNER: Erik Bahrt

PROPERTY OWNER ADDRESS: 105 Bahovec Court

STREET ADDRESS OF PROPERTY: 105 and 107 Bahovec Court

APPLICANT'S NAME: Erik Bahrt

MAILING ADDRESS: POBox 1151 Sitka, AK 99835

EMAIL ADDRESS: erik.bahrt@gmail.com DAYTIME PHONE: 907-738-8587

### PROPERTY LEGAL DESCRIPTION:

TAX ID: 2-5385-003, 2-5385-005 LOT: 1 and 2 BLOCK: \_\_\_\_\_ TRACT: \_\_\_\_\_

SUBDIVISION: Max Estates Subdivision, Plat 90-9 US SURVEY: \_\_\_\_\_

### OFFICE USE ONLY

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.

*Erich L. Behr*

Applicant

*3/26/2025*

Date

## **NARRATIVE**

### **Request to Purchase Municipal Land Erik Bahrt**

#### **Subject Property:**

The subject property is a triangular portion of land between Kramer Avenue and my property at 105 and 107 Bahovec Court (see Figure 1.) It consists of a large depression at a lower grade than both Bahovec Court and Kramer Avenue and is bisected by a creek.

#### **History:**

I've owned 105 and 107 Bahovec Court for the last 10 and 12 years, respectively. The subject property has always felt like a backyard. Over the last 12 years there has been steady erosion of my rock wall behind 105 Bahovec due to the creek, and increasing soil bank erosion and encroachment of the creek towards 107 Bahovec. This impact has been especially noticeable during heavy rain events.

#### **Usefulness:**

The location and size of the creek renders this land marginal quality at best. Additionally, the property location does not have access to utilities. There are no other adjacent property owners. Ownership of the subject property would allow me to invest my time and resources to go through proper permitting channels and stabilize the creek embankment to stop the migration of the creek towards my property. This will be necessary to mitigate risk and prevent damage to 105 and 107 Bahovec Court.

#### **Request:**

I would like to purchase the subject property. Given the physical nature and characteristics of the subject property, I don't believe it should be sold as a stand-alone lot. I would like to have the boundary lines of 105 and 107 Bahovec Court adjusted to encompass the subject property (see Figure 2.) I believe that SGC 18.15.010 E applies to my circumstances.

**FIGURE 1**



FIGURE 2

