



CITY AND BOROUGH OF SITKA

Meeting Agenda - Final

Planning Commission

Wednesday, May 20, 2020

7:00 PM

Harrigan Centennial Hall

I. CALL TO ORDER AND ROLL CALL

II. CONSIDERATION OF THE AGENDA

III. CONSIDERATION OF THE MINUTES

A [PM 20-08](#) Approve the May 6, 2020 minutes.

Attachments: [07-May 6 2020 DRAFT](#)

IV. PERSONS TO BE HEARD

(Public participation on any item off the agenda. All public testimony is not to exceed 3 minutes for any individual, unless the Chair imposes other time constraints at the beginning of the agenda item.)

V. PLANNING DIRECTOR'S REPORT

VI. REPORTS

VII. THE EVENING BUSINESS

B [P 20- 02](#) Public hearing and consideration of a final plat for a minor subdivision to result in two lots at Shotgun Alley, located in the SFLD single-family low density zoning district. The property is also known as Lot 14, USS 3557. The applicant is the State of Alaska Department of Natural Resources Division of Mining, Land, and Water and North57 Surveying. The owner of record is the State of Alaska.

Attachments: [P 20-02 SoA Shotgun Alley Subdivision Staff Report](#)

[P 20-02 SoA Shotgun Alley Subdivision Aerial](#)

[P 20-02 SoA Shotgun Alley Subdivision Final Plat](#)

[P 20-02 SoA Shotgun Alley Subdivision Planning Minutes 3.4.20](#)

[P 20-02 SoA Shotgun Alley Subdivision Applicant Materials](#)

- C [LM 20-03](#) Public hearing and consideration for a land sale request of a portion of Tract A11 Whitcomb Heights Subdivision. The request is filed by Pioneer Land Development LLC. The owner of record is the City and Borough of Sitka.

Attachments: [LM 20-03 Pioneer Land Development LLC Kramer Ave Request to Purchase S](#)
[LM 20-03 Pioneer Land Development LLC Kramer Ave Request to Purchase A](#)
[LM 20-03 Pioneer Land Development LLC Kramer Ave Request to Purchase A](#)
[LM 20-03 Pioneer Land Development LLC Kramer Ave Request to Purchase C](#)

VIII. ADJOURNMENT

NOTE: More information on these agenda items can be found at <https://sitka.legistar.com/Calendar.aspx> or by contacting the Planning Office at 100 Lincoln Street. Individuals having concerns or comments on any item are encouraged to provide written comments to the Planning Office or make comments at the Planning Commission meeting. Written comments may be dropped off at the Planning Office in City Hall, emailed to planning@cityofsitka.org, or faxed to (907) 747-6138. Those with questions may call (907) 747-1814.

Publish:



CITY AND BOROUGH OF SITKA

Minutes - Draft

Planning Commission

Wednesday, May 6, 2020

7:00 PM

Harrigan Centennial Hall

I. CALL TO ORDER AND ROLL CALL

Present: Chris Spivey (Chair), Darrell Windsor, Randy Hughey, Stacy Mudry
Absent: Victor Weaver, Kevin Mosher (assembly liaison)
Staff: Amy Ainslie
Public: Shannon Haughland (Sitka Sentinel), Jeremy Plank, Savannah Plank, Klaudia Leccese, Michael Leccese, Kevin McNamee

Chair Spivey called the meeting to order at 7:00 PM.

II. CONSIDERATION OF THE AGENDA

III. CONSIDERATION OF THE MINUTES

A [PM 20-07](#) Approve the April 15, 2020 minutes.

Attachments: [06-April 15 2020 DRAFT](#)

M-Windsor/ S-Hughey moved to approve the April 15, 2020 minutes. Motion passed 4-0 by roll call vote.

IV. PERSONS TO BE HEARD

V. PLANNING DIRECTOR'S REPORT

Ainslie gave a report on the website for the No Name Mountain project which launched on Wednesday April 29th. She detailed the media campaign to get the word out which included ads in the newspaper, social media, the Sitka Soup, on the radio, and a buffer mailing sent to 200 adjacent properties. She stated the website had already received 46 survey responses, and she would continue to monitor and advertise to keep the numbers growing. The Planner I position would be advertised the following week and would stay open for applications through May. Ainslie reported that the City offices might open the following week, dependent on the Assembly's decision on the hunker down resolution. If the resolution expired, she expected to be back in the Planning office by May 13th. Ainslie noted the department might be available only by appointment, phone, or email to abide by guidelines from the State, CDC, and OSHA, but was confident that the planning needs of the community could be met through those avenues.

VI. REPORTS

VII. THE EVENING BUSINESS

- B** [CUP 20-07](#) Public hearing and consideration of a conditional use permit for bulk retail at 311 Price Street in the Industrial zoning district. The property is also known as Lot 2, Vern Heights Subdivision. The request is filed by Jeremy and Savannah Plank. The owners of record are Jeremy and Savannah Plank.

Attachments: [CUP 20-07 Plank 311 Price Bulk Retail Staff Report](#)
 [CUP 20-07 Plank 311 Price Bulk Retail Aerial](#)
 [CUP 20-07 Plank 311 Price Bulk Retail Site Plan](#)
 [CUP 20-07 Plank 311 Price Bulk Retail Floor Plan](#)
 [CUP 20-07 Plank 311 Price Bulk Retail Photos](#)
 [CUP 20-07 Plank 311 Price Bulk Retail Plat](#)
 [CUP 20-07 Plank 311 Price Bulk Retail Applicant Materials](#)

Ainslie noted in the staff report that the zoning code had recently been changed to allow for bulk retail as a conditional use in industrial districts. The code change defined bulk retail as sales of large volumes, generally done in a warehouse setting, and large single-categorized items all together. Ainslie pointed out that the applicants had worked in good faith with the City and the Planning Department to find a solution when they realized the zoning wasn't compatible with the use. Ainslie described the property as well suited for bulk retail with parking exceeding requirements and a large sales area with sufficient shelving and space for pallets. Ainslie noted the retail space was currently open two days a week, but the permit application requested six days a week during normal business hours. Ainslie stated that the traffic generated would be low to moderate and would have minimal impact the area or other businesses. Staff recommended approval.

The applicants, Jeremy and Savannah Plank, were present telephonically and stated that they hoped to run the bulk retail operation in the building they had purchased rather than a typical commercial space because the warehouse setting better enabled the offloading of bulk retail pallets from containers. Plank noted they brought in a container of goods every 3-4 weeks. Commissioners had no further questions for the applicant.

M-Windsor/S-Mudry moved to approve a conditional use permit for bulk retail at 311 Price Street in the Industrial zoning district. The property was also known as Lot 2, Vern Heights Subdivision. The request was filed by Jeremy and Savannah Plank. The owners of record were Jeremy and Savannah Plank. Motion passed 4-0 by roll call vote.

M-Windsor/S-Mudry moved to adopt the findings as listed in the staff report. Motion passed 4-0 by roll call vote.

- C** [CUP 20-08](#) Public hearing and consideration of a conditional use permit for a short-term rental at 118B Cascade Street in the R-1 single family and duplex residential district. The property is also known as Lot 3-C Owens Subdivision. The request is filed by Klaudia and Michael Leccese. The owners of record are Klaudia and Michael Leccese.

Attachments: [CUP 20-08 Leccese 118B Cascade Creek STR Staff Report](#)
 [CUP 20-08 Leccese 118B Cascade Creek STR Aerial](#)
 [CUP 20-08 Leccese 118B Cascade Creek STR Density Map](#)
 [CUP 20-08 Leccese 118B Cascade Creek STR Floor Plan](#)
 [CUP 20-08 Leccese 118B Cascade Creek STR Site Plan](#)
 [CUP 20-08 Leccese 118B Cascade Creek STR Photos](#)
 [CUP 20-08 Leccese 118B Cascade Creek STR Plat](#)
 [CUP 20-08 Leccese 118B Cascade Creek STR Renter Handout](#)
 [CUP 20-08 Leccese 118B Cascade Creek STR Applicant Materials](#)

Ainslie described the property as a one bedroom, one-bathroom mother-in-law apartment attached to the primary residence of the applicant. The unit was on the first floor of the structure and had a separate entrance. The property was large (over 15,000 square feet), which provided ample parking for at least two cars for the rental unit, as well as natural buffers including elevation and foliage. With the owners residing on the premise, Ainslie felt that any potential disturbances to the neighborhood could be sufficiently monitored and mitigated.

The applicants, Klaudia and Michael Leccese, spoke telephonically of their wish to use the space for family and friends to use, but also generate income when it is convenient for them. The owners stated the apartment had not been rented as a long-term rental in over a year because they used the space for personal visitors. Commissioners had no further questions for the applicants.

M-Hughey/S-Windsor moved to approve a conditional use permit for a short-term rental at 118B Cascade Creek Road in the R-1 single family and duplex residential district. The property was also known as Lot 3-C Owens Subdivision. The request was filed by Klaudia and Michael Leccese. The owners of record were Klaudia and Michael Leccese. Motion passed 4-0 by roll call vote.

M-Hughey/S-Windsor moved to adopt the findings as listed in the staff report. Motion passed 4-0 by roll call vote.

D [CUP 20-09](#)

Public hearing and consideration of a conditional use permit for manufacturing of food products (seafood processing) at 4403 Halibut Point Road in the C-2 general commercial and mobile home district. The property is also known as Lot 1 McNamee Subdivision. The request is filed by Kevin McNamee. The owner of record is McNamee Ventures LLC.

Attachments: [CUP 20-09 McNamee 4403 HPR Seafood Processing Staff Report](#)
[CUP 20-09 McNamee 4403 HPR Seafood Processing Aerial](#)
[CUP 20-09 McNamee 4403 HPR Seafood Processing Site Plan](#)
[CUP 20-09 McNamee 4403 HPR Seafood Processing Floor Plan](#)
[CUP 20-09 McNamee 4403 HPR Seafood Processing Photos](#)
[CUP 20-09 McNamee 4403 HPR Seafood Processing Plat](#)
[CUP 20-09 McNamee 4403 HPR Seafood Processing Applicant Materials](#)

Ainslie explained in the staff report that the lodge operation already used an outbuilding to process and package seafood for charter fishing guests. Ainslie clarified the conditional use permit would allow the applicant to process commercial catch as well, a use she noted that was complementary to the comprehensive plan's economic development action to encourage development of local manufacturing and locally sourced products. The packing room was approximately 580 square feet. The floor plan was open with processing tables, sinks, and walk-in freezers. The processing room was situated in the middle of the lodge property, and had buffers surrounding it including elevation difference from the road, lots of natural foliage, and the tidelands on the rear of the property. Ample parking was available, and the packaging would take place primarily during business hours. Ainslie noted the impacts would be similar to the status quo because the usage would not change significantly from its current use. Staff recommended approval.

Applicant, Kevin McNamee, addressed the Commission telephonically. He noted the packaging room had been in use since 2005, processing sport catch for charter clients. Due to COVID-19 restrictions and concerns, the number of charter clients was likely to decrease dramatically for the 2020 season. McNamee stated that he was looking for a way to supplement the lost income by processing fish from his own commercial vessel and a few other vessels. He noted that a few things would have to be added, such as a hand washing sink and automatic doors to meet DEC regulations, but the overall impact of the facility would not change. Hughey expressed concern over the steep entrance if the applicant planned to pursue retail sales. McNamee clarified the fish would not be sold on site, only processed and packaged then sent via air freight or Fedex. A neighbor, Larry McCrehin, wrote a letter voicing his support of the permit.

M-Mudry/S-Windsor moved to approve a conditional use permit for manufacturing of food products (seafood processing) at 4403 Halibut Point Road in the C-2 general commercial and mobile home district. The property was also known as Lot 1 McNamee Subdivision. The request was filed by Kevin McNamee. The owner of record was McNamee Ventures LLC. Motion passed 4-0 by roll call vote.

M-Mudry/S-Windsor moved to adopt the findings as listed in the staff report. Motion passed 4-0 by roll call vote.

E [MISC 20-06](#)

Discussion/Direction on short-term rental void periods.

Attachments: [MISC 20-06 STR Void Periods Staff Memo](#)

Ainslie reported that the impacts of COVID-19 on the summer visitor season would affect permit holders for short-term rentals. She noted that, per the General Code,

conditional use permits for short-term rentals are void if not used in a year. Staff had been contacted by concerned permit holders, but been unable to provide clear guidance as to whether or not they would have to re-apply for their conditional use permits if they were unable to secure renters this season. Ainslie asked for direction from the commission on how to proceed. Staff recommended two possible motions, one to direct staff to excuse permit holders from the void requirements, the other to direct staff to evaluate void period requirement exceptions for permit holders on a case-by-case basis.

Hughey asked if there would be any circumstance that an extension would not be granted, to which Ainslie felt the answer should be no; the impacts on the community were such that any current permit holder who could show that they had been affected by the pandemic should be granted the extension. Spivey expressed concern about previous permit holders, whose permits had lapsed before the COVID crisis, applying for an extension in spite of the expired permit. Ainslie noted that exemptions could apply only to active permit holders from this year's Annual Short-term Rental Report and recent applicants. Windsor asked if the Commission's recommendation would need to be heard by the Assembly. Ainslie stated that the next step, after receiving approval from the commission, was to meet with the City Clerk and City Attorney to determine what the next step would be. She noted that permit enforcement is usually conducted administratively but would take the recommendation to the Assembly if need be.

M-Hughey/S-Windsor moved to direct staff to excuse permit holders from the void period requirements for the short-term rental conditional use permits for the 2020 calendar year in light of COVID-19 travel restrictions and other related impacts. Motion passed 4-0 by roll call vote.

VIII. ADJOURNMENT

Seeing no objection, Chair Spivey adjourned the meeting at 7:40 PM.



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

Case No: P 20-02
Proposal: Minor subdivision to result in 2 lots
Applicant: State of Alaska Department of Natural Resources, Division of Mining, Land and Water, and North57 Surveying
Owner: State of Alaska
Location: NHN Shotgun Alley
Legal Desc.: Lot 14, USS 3557
Zone: SFLD single-family low density
Size: Existing: Approx. 0.76 acres
Proposed: Lot 1 – 18,740 square feet, Lot 2 – 5,484 square feet
Existing Use: Undeveloped
Adjacent Use: Residential, undeveloped
Utilities: Shotgun Alley
Access: Shotgun Alley

KEY POINTS AND CONCERNS:

- Land is owned by the State
- This subdivision clarifies ROW placement and eases encroachment issues
- Platting variance VAR 20-03 addressed the need to create Lot 1 of this proposed subdivision as a substandard lot
- Lot 2 will be a standard-size residential lot available to the public for competitive bid
- Access via Shotgun Alley, a developed city ROW with access to utility infrastructure

RECOMMENDATION: Approve the proposed final plat for a minor subdivision subject to the attached conditions.

ATTACHMENTS:

Attachment A: Aerial
Attachment B: Final Plat
Attachment C: Planning Minutes 3.4.20
Attachment D: Applicant Materials

BACKGROUND: When the State of Alaska originally platted the right-of-way for Shotgun Alley, the planned route for the road did not match some of the improvements/ROW construction undertaken by nearby private property owners as well as CBS. The result is that in some places, the built ROW encroaches on State owned land and private property. The State has been working with CBS to alleviate these encroachments.

In doing so, a new residential lot will also be created (shown as Lot 2 on the plat). The zoning in this area is single-family low density (SFLD), with a minimum lot size of 15,000 square feet. The new plat, while dedicating space for the ROW, still creates a lot with 18,740 square feet. It is intended that this lot would be available for public auction in 2021 pending successful subdivision.

In exchange, the State would like to sell a parcel that was originally designated as ROW (but not developed as such), shown as Lot 1 on the plat. Given its status as a ROW, the owner of 210 Shotgun Alley, Bart Meyer, has been able to utilize the proposed Lot 1 for access and utility connections. Given this historic use of the land by Mr. Meyer, selling the lot to any other property owner would either result in 1) the stranding of 210 Shotgun Alley or 2) the permanent need for the complex entanglement of access and utility easements as shown on the plat, with no net increase in buildable space. Therefore, the best use of this land as agreed between the State, Mr. Meyer, and CBS staff is for this new lot to be created, sold to Mr. Meyer, and then incorporated as a single lot.

At its March 4, 2020 meeting, the Planning Commission approved a platting variance to create Lot 1 as a substandard lot.

PROJECT DESCRIPTION:

The new subdivision will create 2 new lots. As previously described, Lot 1 has been intentionally created as a substandard lot to enable a preference sale (i.e. non-competitive sale) of the lot to an adjacent property owner (most likely Mr. Meyer). Post successful subdivision of Lot 1, Mr. Meyer will replat Lot 1 and his current lot into a single lot, removing the easements that serve his lot. However, the 25' public access easement "to and along" the shoreline will need to remain in place. The final plat has a plat note stating that Lot 1 can only be sold to an adjacent property owner and must be incorporated into an adjacent lot (via lot merger).

The newly created Lot 2 will be made available for residential development. City Police, Fire, Electric, Building, and Public Works departments have all weighed in that additional development of this lot is possible with existing infrastructure, and that emergency services will have no issues accessing or servicing the lot.

Working with Public Works, the State has designated space for the ROW, extending to the southeast corner of the current Lot 14 USS 3557, and 24' from the centerline of the built ROW.

Title 21

The purposes of the subdivision regulations are: to promote and protect the public, health, safety and welfare; provide for appropriate roads, streets, and access; provide for useful, adequate and convenient open space; provide for means for efficient transportation, mobility, and access; assure adequate utilities; provide for emergency response accessibility; provide adequate recreation, light, and air; avoid population congestion; facilitate orderly development and growth; and accurate surveying.¹

Title 22

22.16.030 SF/SFLD single-family residential and single-family low density residential districts

A. Intent.

1. The SF/SFLD districts are intended to include lands suited by topography and other natural conditions for urban development and which are provided with a full range of public utilities including sewer, water, electricity and storm drains or are intended to be provided with such utilities in the near future.
2. The SF/SFLD districts are very restrictive districts and may also be utilized as holding districts for lands which are located within the urban area but are not presently served by access or utilities until such time as a full-scale development plan can be adopted to allow a more permanent zoning district designation.
3. For the SFLD, all provisions of the SF district shall apply except that the minimum lot size shall be fifteen thousand square feet.
4. This district is intended for areas where the lack of utilities or topography makes increased density undesirable.

B. Prohibited Uses. Short-term rentals are prohibited in SF and SFLD districts.

Zoning Development Standards

The minimum lot area for the SFLD district is 15,000 square feet. Minimum lot width is 80 feet. Proposed Lot 2 meets these requirements; Lot 1 intentionally does not.

PROJECT ANALYSIS

Site: The proposed Lot 1 has been cleared for utility infrastructure and has an access driveway in place to serve 210 Shotgun Alley. The proposed Lot 2 is heavily wooded and undeveloped.

Utilities: City utilities are available to service the new Lot 2. Water and sewer mains are located beneath Shotgun Alley; lift/pumping would likely be necessary for wastewater. Electric is available with existing infrastructure; an additional pole or pad mount transformer may be necessary but can be determined by owners/developers along with CBS Electric Department.

¹ SGC 21.04.020

Access, Roads, Transportation, and Mobility: Driveway permits must be obtained from CBS Public Works. Lots are otherwise accessed from a developed city ROW.

Public, Health, Safety and Welfare: Fire and Police departments found no public safety concerns during the design review committee process.

Rec, Light, Air: Lots are located in a desirable and scenic residential neighborhood. New residential lot (Lot 2) will have ample space for building and recreational enjoyment.

Orderly and Efficient Layout and Development: The applicants have proposed a thorough plan for the area, including the alleviation of ROW encroachment, platting of Lot 1 to be structured as a preference sale to 210 Shotgun Alley such that the lot provides access and utilities across its own property, and careful consideration of access point preservation for Lot 2.

Comprehensive Plan

The proposed minor subdivision complies with Comprehensive Plan Section on Housing by “expanding the range, affordability, and quality of housing in Sitka while maintaining attractive, livable neighborhoods.”

RECOMMENDATION

Staff recommends that the Planning Commission move to approve the proposed subdivision subject to the attached conditions and findings.

RECOMMENDED MOTIONS

- 1) **I move to approve the** final plat for a minor subdivision to result in two lots at NHN Shotgun Alley in the SFLD single-family low density district subject to the attached conditions of approval. The property is also known as Lot 14, USS 3557. The request is filed by the State of Alaska Department of Natural Resources Division of Mining, Land and Water and North57 Surveying. The owner of record is the State of Alaska.

A. Conditions of Approval:

1. All utilities including water, sewer, and electricity shall be required to have an approved permit from the municipality; and all utility permits and design shall comply with all applicable code and design policies,
2. This subdivision development and the plat, prior to recording, shall comply with all applicable Sitka General Code.
3. Please note: Minor errors, corrections, and language of plat notes may be approved by planning staff that do not substantially and materially impact the nature of the subdivision.

4. All applicable state, federal, and tribal permits, licenses, regulations, and statutes shall be followed in subdividing this land.
5. Easement and maintenance agreements for all proposed easements shall be recorded.
6. All easement agreements will be cited via plat notes.
7. A plat note stating that Lot 2 can only be transferred to an adjacent property owner, and that Lot 2 must attach to an adjacent lot post a successful transaction shall remain on the recorded plat.

2) **I move to adopt the findings as listed in the staff report:**

- a. The final plat meets its burden of proof as to access, utilities, and dimensions as proposed;
- b. The proposed minor subdivision final plat complies with the Comprehensive Plan Section on Housing by “expanding the range, affordability, and quality of housing in Sitka while maintaining attractive, livable neighborhoods”;
- c. The proposed minor subdivision final plat complies with the subdivision code; and
- d. The minor subdivision final plat is not injurious to the public health, safety, and welfare and further that the proposed plat notes and conditions of approval protect the harmony of use and the public’s health, safety and welfare.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE DIRECTOR, DIVISION OF MINING, LAND AND WATER AND THAT THE STATE OF ALASKA IS THE OWNER OF ASLS 2019-35, AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT FOR THE STATE OF ALASKA, AND DEDICATE FOR PUBLIC OR PRIVATE USE AS NOTED, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBE HEREON.

DATED _____ DIRECTOR, DIVISION OF MINING, LAND AND WATER

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 20____ FOR _____.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

CERTIFICATE OF APPROVAL BY THE BOARD

I HEREBY CERTIFY THAT THE SURVEY PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE REGULATIONS OF THE CITY & BOROUGH OF SITKA PLATTING BOARD, AND SAID PLAT HAS BEEN APPROVED BY THE BOARD FOR RECORDING IN THE OFFICE OF THE SITKA RECORDER, SITKA, ALASKA.

DATE _____ CHAIRMAN, PLATTING BOARD

SECRETARY

DATE _____

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

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND 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: _____

AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH ARE PAID IN FULL, THAT CURRENT TAXES FOR THE YEAR 20____ WILL BE DUE ON OR BEFORE _____

DATED THIS ____ DAY OF _____, 20____, AT SITKA, ALASKA.

ASSESSOR, CITY AND BOROUGH OF SITKA

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA ASSEMBLY AS RECORDED IN MINUTE BOOK _____ PAGE _____ DATED _____, 20____, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, SITKA, ALASKA.

DATE _____ MAYOR

CITY AND BOROUGH CLERK

CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND 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 ON THE RECORDS IN THE NAME OF: _____

(ALL OWNERS OF RECORD), AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL L.I.D.'S ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL.

DATED THIS ____ DAY OF _____, 20____, AT SITKA, ALASKA.

FINANCE DIRECTOR
CITY & BOROUGH OF SITKA

NOTES

- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 14 OF US SURVEY 3557 INTO TWO LOTS INCLUDING THE DEDICATION OF A PORTION TO RIGHT OF WAY.
- THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH AS 38.04.045, AS 38.05.102, GSC 839, AND ASLS 2019-35.
- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
- ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARINGS AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- RECORD BEARINGS AND DISTANCES ARE SHOWN ENCLOSED IN PARENTHESIS. MEASURED BEARINGS AND/OR DISTANCES ARE SHOWN WITHOUT PARENTHESIS.
- THE NATURAL MEANDERS OF THE MEAN HIGH WATER LINE FORMS THE TRUE BOUNDS OF LOT 1. THE APPROXIMATE LINE OF MEAN HIGH WATER, AS SHOWN, IS FOR AREA COMPUTATIONS ONLY.
- MEAN HIGH WATER LINE WAS DETERMINED BY MEASUREMENTS MADE FROM TIDAL OBSERVATION.
- THE CITY AND BOROUGH OF SITKA IS PARTY TO ALL EASEMENTS.
- LOT 1 OF THIS SUBDIVISION IS PURPOSELY SUBSTANDARD IN SIZE PER CITY AND BOROUGH OF SITKA ZONING REGULATIONS AND IS INTENDED ONLY TO BE TRANSFERRED AND INCORPORATED INTO AN ADJACENT, UPLAND LOT.

TIDAL INFORMATION

HEIGHT REFERED TO DATUM OF SOUNDINGS (MLLW)				
MEAN HIGHER HIGH WATER	MEAN HIGH WATER	MEAN TIDE LEVEL	MEAN LOWER LOW WATER	EXTREME LOW WATER
FEET 9.9	FEET 9.1	FEET 5.3	FEET 0.0	FEET -4.0

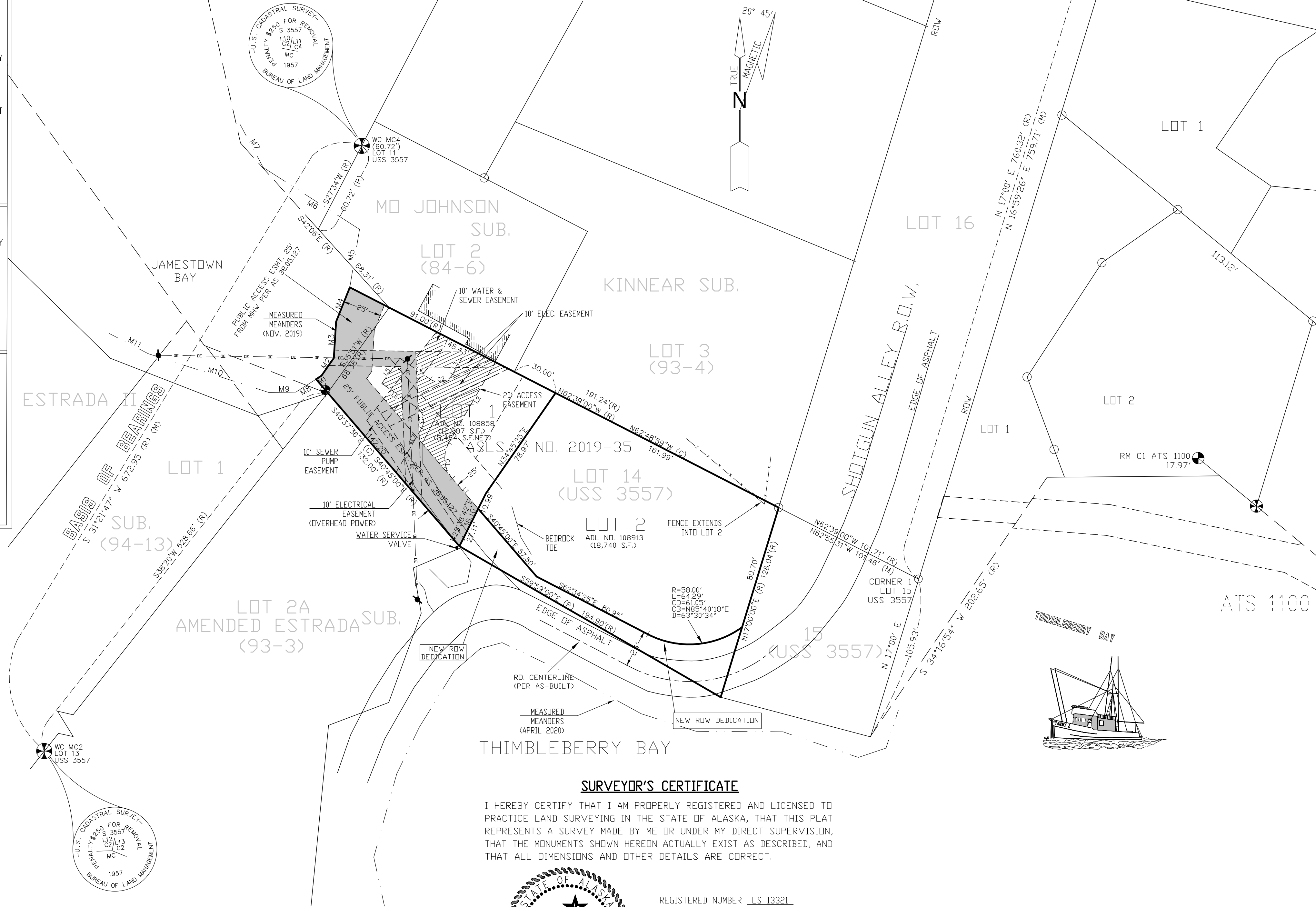
SOURCE N.D.A.A. DATUMS FOR 9451600, SITKA, AK
(TIDAL EPOCH 1983-2001)

BEARING	DISTANCE
L1 N 40°37'36" W	25.80'
L2 N 29°56'38" E	60.12'
L3 S 29°56'38" W	19.60'
L4 N 55°22'12" W	23.94'
L5 S 35°51'00" W	20.00'
L6 S 55°22'12" E	27.64'
L7 S 29°56'38" W	33.03'

CURVE TABLE

	RAD.	LENGTH	CHD	CHD. BRG.	DELTA
C1	20.00'	24.63'	23.10'	N 05°20'29" W	70°34'14"
C2	10'	16.53'	14.71'	S 77°17'13" W	94°41'10"
C3	10	14.89	13.55'	S 12°42'47" E	85°18'50"

BEARING	DISTANCE
M1 N 57°19'19" E	4.22'
M2 N 34°55'49" E	13.83'
M3 N 03°27'39" E	23.54'
M4 N 21°47'42" E	23.88'
M5 N 9°34'02" E	38.03'
M6 N 57°17'08" W	74.00'
M7 N 28°12'59" W	31.60'
M8 S 57°19'19" W	15.50'
M9 S 89°27'12" W	17.58'
M10 N 72°11'11" W	81.78'
M11 N 62°34'22" W	28.56'



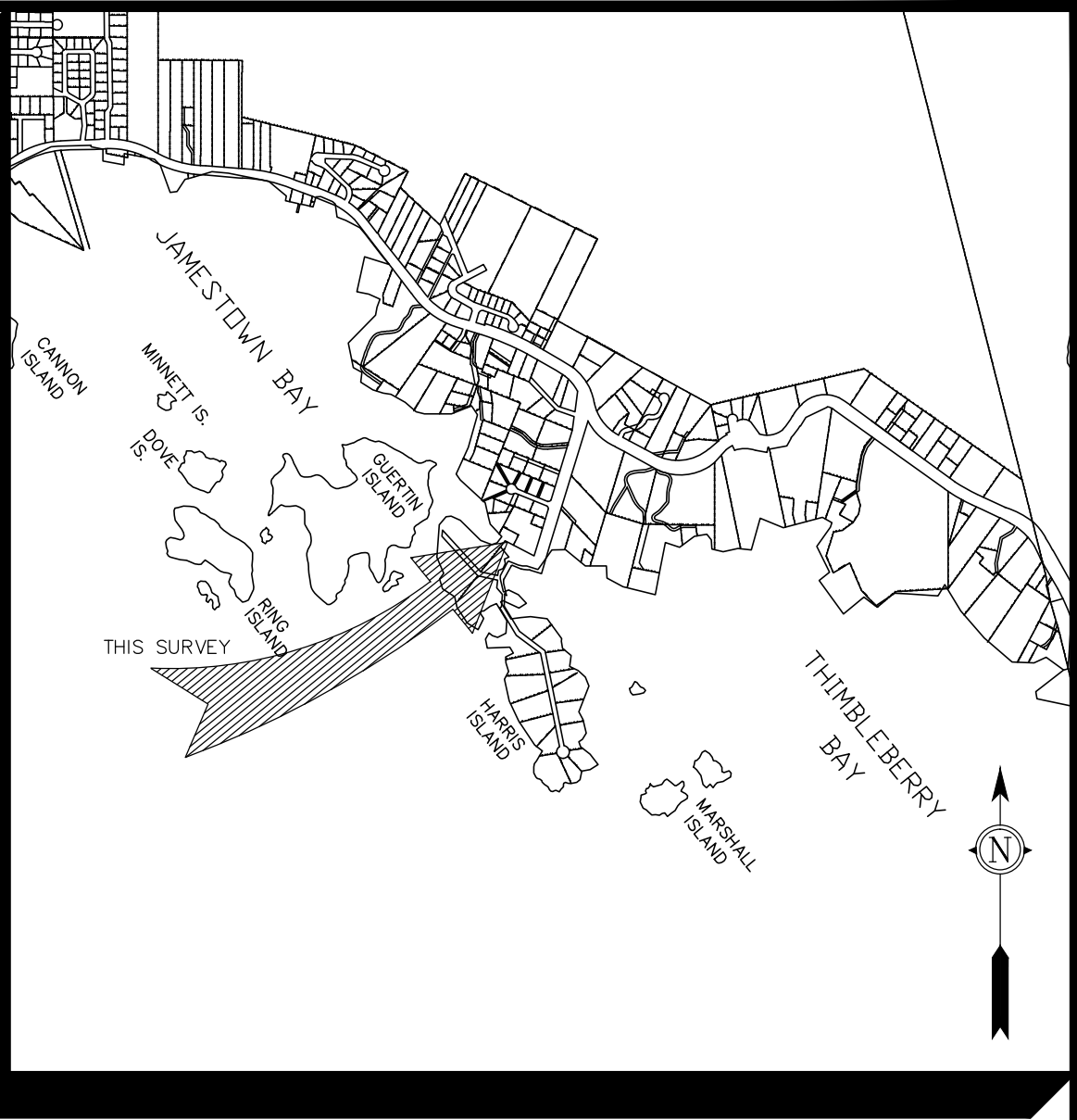
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.



REGISTERED NUMBER LS 13321

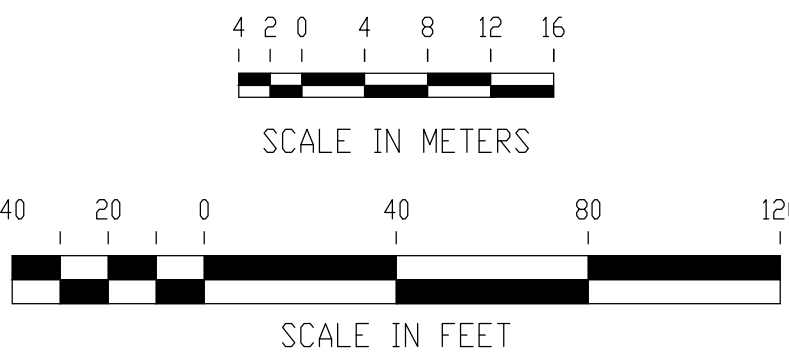
REGISTERED LAND SURVEYOR



VICINITY MAP
SCALE: 1" = 1/2 MILE

LEGEND

- GLD./BLM PRIMARY MONUMENT (RECOVERED)
- PRIMARY MONUMENT (RECOVERED)
- SECONDARY MONUMENT (RECOVERED)
- PRIMARY TIDELANDS SURVEY MONUMENT (RECOVERED)
- ORIGINAL 4x4 POST MONUMENT (RECOVERED)
- UPLANDS STRUCTURE
- STATE AND CITY AND BOROUGH OF SITKA EASEMENTS
- NEW EASEMENTS SERVING LOT 2, MD JOHNSON SUB.



CONCEPTUAL
PLAN OF SURVEY

DATE OF SURVEY BEGIN: NOV. 2019 ENDING: ///	NAME OF SURVEYOR NORTH 57 LAND SURVEYING LLC 2007 CASCADE CREEK RD SITKA, ALASKA 99835
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING LAND & WATER ANCHORAGE, ALASKA	
ALASKA STATE LAND SURVEY NO. 2019-35	
THIMBLEBERRY BAYVIEW SUBDIVISION THE SUBDIVISION OF LOT 14, US SURVEY NO. 3557 CREATING LOTS 1 & 2 LOCATED WITHIN UNSURVEYED SECTION 5, T. 36 S., R. 64 E. COPPER RIVER MERIDIAN, ALASKA CONTAINING 0.76 ACRES MORE OR LESS CITY AND BOROUGH OF SITKA SITKA RECORDING DISTRICT	
DRAWN BY: SD/JCH/MV	APPROVAL RECOMMENDED:
DATE: ///	STATEWIDE PLATTING OFFICER DATE
SCALE: 1" = 40'	CHECKED BY: KO SHEET: 1 OF 1 FILE No. 40207-01B(1)

Attachments: [P 20-01 Coady Middle Island Lot Merger Staff Report](#)
[P 20-01 Coady Middle Island Lot Merger Aerial](#)
[P 20-01 Coady Middle Island Lot Merger Current Plat](#)
[P 20-01 Coady Middle Island Lot Merger Final Plat](#)
[P 20-01 Coady Middle Island Lot Merger Applicant Materials](#)

Ainslie noted that the applicant presented this plat as a conceptual plat rather than a final plat. Ainslie stated that the lots were located on Middle Island in the Large Island zoning district, and were under a conditional use permit for use as a lodge at the time of application. Ainslie described 3 primary considerations in the lot merger process, the first being that the 3 lots were operating as a single economic unit. Second, one lot was non-conforming, which was remedied in the proposed merger. Finally, Ainslie noted that the change of density of structures across the lots was a consideration, and that while 25% coverage was the maximum for the zoning district before and after the change, the location on the lot where the structure coverage was located could affect buffers. Ainslie noted that pedestrian access easements would not be changed by this merger, and conditional use permitting requirements would remain in place for the lodge. Staff recommended approval.

The applicant Michael Coady was present telephonically. Coady stated that he was hoping to simplify his tax bill from 3 lots to 1, and noted that one of the conditions of use for the lodge was to keep the lots together. Commissioner Windsor asked how the right of way changes with the state went, Coady responded that this had been completed.

M-Hughey/S-Weaver moved to approve a conceptual plat for a lot merger for three lots on Middle Island to result in one lot in the Large Island zoning district. The properties were also known as Lots 3, 4, and 5, Block 1, Middle Island Subdivision. The applicant was Michael Coady. The owner of record was Michael Coady. The motion passed 4-0 by voice vote.

M-Hughey/S-Weaver moved to adopt the findings as listed in the staff report. Motion passed 4-0 by voice vote.

E VAR 20-03

Public hearing and consideration of a variance for a substandard lot at Shotgun Alley, located in the SFLD single-family low density zoning district. The property is also known as a portion of Lot 14, USS 3557. The applicant is the State of Alaska Department of Natural Resources Division of Mining, Land, and Water and North57 Surveying. The owner of record is the State of Alaska.

Attachments: [V 20-03 SoA Platting Variance Shotgun Alley Staff Report](#)
[V 20-03 SoA Platting Variance Shotgun Alley Aerial](#)
[V 20-03 SoA Platting Variance Shotgun Alley Preliminary Plat](#)
[V 20-03 SoA Platting Variance Shotgun Alley Applicant Materials](#)

Ainslie noted that this variance was related to P 20-02, the following agenda item, and addressed three issues including right of way encroachment, created a new residential lot in the neighborhood, and also created a more straightforward means of access and utilities to an existing private lot. Ainslie noted that Shotgun Alley was developed as a right of way differently than it was platted, and that land set aside for the right of way was not developed. Ainslie said the State of Alaska was helping the City of Sitka by dedicating land to the right of way, and in exchange, the state requested permission to

sell the remaining portion of land previously designated for the right of way, but not used as such. Ainslie noted that the private lot ownership north of the project would benefit from owning the land allowing access to their property, but could not receive the land in a "preference sale" unless the lot was substandard, hence the design in this platting variance. Ainslie believed that this variance was in the best interest of the private lot owner, the City of Sitka, and the State of Alaska. Staff recommended approval.

Kelly O'Neill was present on behalf of the State of Alaska and North57 Surveying. Commissioners had no further questions for the applicant.

Member of the public Kim Douglas Perkins was present, and stated that he was the neighbor to the north. He stated that as long as the public access easement allowing access to the water depicted on the preliminary plat remained once the subdivision was finalized, he had no issues with the variance.

M-Hughey/S-Windsor moved to approve a variance for a substandard lot at Shotgun Alley, located in the SFLD single-family low density zoning district. The property was also known as a portion of Lot 14, USS 3557. The applicant was the State of Alaska Department of Natural Resources Division of Mining, Land, and Water and North57 Surveying. The owner of record was the State of Alaska.

M-Hughey/S-Windsor moved to adopt the findings as listed in the staff report. Motion passed 4-0 by voice vote.

F **P 20- 02**

Public hearing and consideration of a preliminary plat for a minor subdivision to result in two lots at Shotgun Alley, located in the SFLD single-family low density zoning district. The property is also known as Lot 14, USS 3557. The applicant is the State of Alaska Department of Natural Resources Division of Mining, Land, and Water and North57 Surveying. The owner of record is the State of Alaska.

Attachments: [P 20-02 SoA Shotgun Alley Subdivision_Staff Report](#)
[P 20-02 SoA Shotgun Alley Subdivision Aerial](#)
[P 20-02 SoA Shotgun Alley Subdivision Preliminary Plat](#)
[P 20-02 SoA Shotgun Alley Subdivision Applicant Materials](#)

Ainslie noted this subdivision pertained to the previous item, VAR 20-03, which the commission had covered in detail, and pertained to lot one. Ainslie noted that this subdivision would create Lot 2 which would be available for public auction. She noted this proposed Lot 2 had a scenic view, good access, and was sufficiently sized for the zoning district, and had sewer/water/power access. Ainslie stated that police and fire reviewed the subdivision, and had no issues for access of emergency response. Ainslie stated that the development of the lot via subdivision and auction fit Sitka's goals and master plan, and staff recommended approval.

Kelly O'Neill was present on behalf of the State of Alaska and North57 Surveying.

M-Hughey/S-Weaver moved to approve a preliminary plat for a minor subdivision to result in two lots at Shotgun Alley, located in the SFLD single-family low density zoning district. The property was also known as Lot

14, USS 3557. The applicant was the State of Alaska Department of Natural Resources Division of Mining, Land, and Water and North57 Surveying. The owner of record was the State of Alaska. Motion passed 4-0 by voice vote.

M-Hughey/S-Windso moved to adopt the findings as stated in the staff report. Motion passed 4-0 by voice vote.

G [VAR 20-04](#)

Public hearing and consideration of a platting variance to create two substandard lots at 746 Alice Loop in the WD waterfront zoning district. The property is also known as Lot 2 Charlie Joseph Subdivision. The request is filed by Kris Karsunky. The owner of record is Jay Stevens.

Attachments: [V 20-04 Karsunky 746 Alice Platting Variance Staff Report](#)
[V 20-04 Karsunky 746 Alice Platting Variance Aerial](#)
[V 20-04 Karsunky 746 Alice Platting Variance Proposed Plat](#)
[V 20-04 Karsunky 746 Alice Platting Variance Buildable Area Diagram](#)
[V 20-04 Karsunky 746 Alice Platting Variance Applicant Materials](#)
[V 20-04 Karsunky 746 Alice Platting Variance Public Comment](#)

Spviev noted the applicant was not present.

M-Hughey/S-Windsor moved to postpone VAR 20-04 to the March 18th meeting. Motion passed 4-0 by voice vote.

VIII. ADJOURNMENT

Seeing no objection, Chair Spivey adjourned the meeting at 7:40 PM



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT GENERAL APPLICATION FORM

- Applications must be deemed complete at least TWENTY-ONE (21) days in advance of next meeting date.
- Review guidelines and procedural information.
- Fill form out completely. No request will be considered without a completed form.
- Submit all supporting documents and proof of payment.

APPLICATION FOR:

☐

VARIANCE

☐

CONDITIONAL USE

☐

ZONING AMENDMENT

☒

PLAT/SUBDIVISION

BRIEF DESCRIPTION OF REQUEST: Subdivide State owned lot 14 (USS 3557) into 2
lots. Eliminate an existing issue of access to 210 Shotgun Alley and eliminate
issue of encroachment by CBS onto State owned lands with new R.O.W
dedication for Shotgun Alley.

PROPERTY INFORMATION:

CURRENT ZONING: SFLD PROPOSED ZONING (if applicable): _____

CURRENT LAND USE(S): None, R.O.W. PROPOSED LAND USES (if changing): _____

APPLICANT INFORMATION:

PROPERTY OWNER: State of Alaska (Cliff Baker clifford.baker@alaska.gov) 907-269-8522

PROPERTY OWNER ADDRESS: 550 W. 7th Ave., Suite 650 Anchorage, AK 99501-3576

STREET ADDRESS OF PROPERTY: NHN Shotgun Alley (near 210 Shotgun Alley)

APPLICANT'S NAME: North 57 Land Surveying LLC

MAILING ADDRESS: 2007 Cascade Cr. Rd. Sitka, AK 99835

EMAIL ADDRESS: north57landsurveying@yahoo.com DAYTIME PHONE: 907-747-6700

PROPERTY LEGAL DESCRIPTION:

TAX ID: _____ LOT: 14 BLOCK: _____ TRACT: _____

SUBDIVISION: _____ US SURVEY: 3557

Last Name

Date Submitted

Project Address

REQUIRED INFORMATION:

For All Applications:

- ☒ Completed General Application form
- ☒ Supplemental Application (Variance, CUP, Plat, Zoning Amendment)
- ☒ Site Plan showing all existing and proposed structures with dimensions and location of utilities
- ☒ Floor Plan for all structures and showing use of those structures
- ☒ Copy of Deed (find in purchase documents or at Alaska Recorder's Office website)
- ☒ Copy of current plat (find in purchase documents or at Alaska Recorder's Office website)
- ☐ Site photos showing all angles of structures, property lines, street access, and parking – emailed to planning@cityofsitka.org or printed in color on 8.5" x 11" paper
- ☐ Proof of filing fee payment

For Marijuana Enterprise Conditional Use Permits Only:

- ☐ AMCO Application

For Short-Term Rentals and B&Bs:

- ☐ Renter Informational Handout (directions to rental, garbage instructions, etc.)

CERTIFICATION:

I hereby certify that I am the owner of the property described above and 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 understand that attendance at the Planning Commission meeting is required for the application to be considered for approval. I further authorize municipal staff to access the property to conduct site visits as necessary. I authorize the applicant listed on this application to conduct business on my behalf.

Owner

Date

Owner

Date

I 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.

Theresa O'Neil
Applicant (if different than owner)
North 57 Land Surveying LLC

Jan. 21, 2020
Date

Last Name

Date Submitted

Project Address



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SUPPLEMENTAL APPLICATION FORM PLAT APPLICATION

APPLICATION FOR

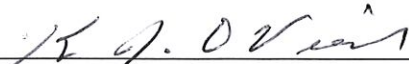
- ☐ MAJOR SUBDIVISION/PLANNED UNIT DEVELOPMENT
☒ MINOR SUBDIVISION/HYBRID SUBDIVISION
☐ SUBDIVISION REPLAT/LOT MERGER/EASEMENT AMENDMENT
☐ BOUNDARY LINE ADJUSTMENT

ANALYSIS: (Please address each item in regard to your proposal)

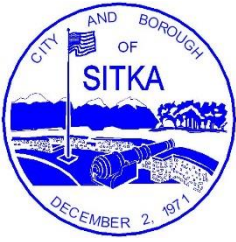
- SITE/DIMENSIONS/TOPOGRAPHY: A 284 feet x 128 feet parcel of State owned land at the bottom of Shotgun Alley. Topography varies with the west portion being waterfront and the East portion on a small bluff overlooking Thimbleberry Bay.
- EXISTING UTILITIES AND UTILITY ROUTES: Shotgun Alley has existing utilities as does a portion of this lot (what will become lot 1)
- PROPOSED UTILITIES AND UTILITY ROUTES: Some new utility easements will be developed to encompass existing utilities but no new utility lines are created.
- ACCESS, ROADS, TRANSPORTATION, AND MOBILITY: A portion of the existing CBS R.O.W. (Shotgun Alley) encroaches onto what will be parcel 2, this plat will remedy that.
- IMPACT OF PROPOSAL ON ANY EXISTING EASEMENTS: Impact is positive in that additional easements will be created where necessary.
- PUBLIC HEALTH, SAFETY, AND WELFARE: This plat eliminates multiple issues with new easements necessary for access to lot 2 Mo Johnson Subdivision.
- ACCESS TO LIGHT AND AIR: One new lot will be waterfront on Jamestown Bay (but almost entirely encompassed with necessary easements) the other will have views.

- ORDERLY AND EFFICIENT LAYOUT AND DEVELOPMENT: The existing layout takes into affect the need for access to lot 2 as well as lot 2 Mo Johnson Subd. (210 Shotgun Alley)
- DESCRIBE ALL EXISTING STRUCTURES, THEIR USE, AND PROXIMITY TO PROPOSED PROPERTY LINES:
Although there are no existing structures on this parcel, existing structures on lot 2 Mo Johnson Subd. are partially shown to represent the need for the new access and utility easements
- EXISTENCE OF ANY ENCROACHMENTS: There are no existing encroachments but lot 2 Mo Johnson Subd. does not meet setback requirements
- AVAILABILITY OF REQUIRED PARKING: Adequate once development occurs. Existing parking without encroaching doesn't exist for lot 2 Mo Johnson Subdivision
- SUMMARY OF PROPOSED EASEMENT AGREEMENTS OR COVENANTS: The hope is that the owner of lot 2 Mo Johnson Subd. will purchase lot 1 and therefore no new agreements would be necessary. If that is not the case, new agreements would be drawn up for the owners of lot 1 and lot 2 Mo Johnson Subdivision.

ANY ADDITIONAL COMMENTS Although the proposed lot 1 doesn't meet minimum lot size requirements for SFLD, this subdivision is necessary to eliminate existing issues of encroachments by the City on State lands as well as access issues for the owner of 210 Shotgun Alley (lot 2 Mo Johnson Subdivision).


Applicant North 57 Land Surveying LLC

Jan 21, 2020
Date



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

MEMORANDUM

To: Chair Spivey and Planning Commission Members

From: Amy Ainslie, Planning and Community Development Director

Subject: Pioneer Land Development LLC – Sale of Land on Kramer Avenue

Date: May 15, 2020

Request: Pioneer Land Development LLC (Pioneer) is requesting to purchase a portion of Tract A11 of Whitcomb Heights Subdivision encompassing approximately 41,000 square feet near the corner of Cushing Street and Kramer Avenue. This tract remains unsubdivided and has vehicular access from the Kramer Avenue right-of-way.

This tract of land is part of an R-1 Planned Unit Development (PUD) zone. The underlying uses of the R-1 zoning district would be applied to this lot, thus its sale and subsequent development would result in residential lots.

Per the Shannon and Wilson, Inc. South Kramer Landslide Runout Analysis and Debris Flow Report dated 2/2/2016, this property is shown to be in a “Low Risk Area” for landslides, and is not considered to be a “Restricted Landslide Area” per SGC 20.01.020(A).

Utility infrastructure is available in the area – some has been developed by the city and some has been privately developed. The developer of this lot would need to work with both the city and the other private developer to access utilities.

Background: SGC 18.12.010(E), Real Property Disposal states “*Sale or lease of municipal real property, including tidelands, shall be by competitive bid, unless the assembly finds that competitive bidding is inappropriate, due to the size, shape, or location of the parcel, rendering it of true usefulness to only one party, or is waived by subsection C of this section. The assembly may also find that competitive bidding is inappropriate due to the nature of the property or the circumstances surrounding its disposal to include possible unjust results with regard to the existing lessee, or adjacent or neighboring property owners.*” Staff finds no particular characteristics of the lot that would render competitive sale of this property inappropriate. Therefore, the Assembly must choose a competitive sale method – either an auction/sealed bid, or through a Request for Proposal (RFP).

An auction/sealed bid process would likely set a minimum price through the valuation process, then have either an in-person outcry auction, or a sealed bid process in which bidders could submit their one-time, best offer bid. The benefit of this method is that it is most likely to return the highest value back to the municipality for the

land and choosing the “winner” of the bid is straightforward. The drawbacks are that smaller, local developers could be crowded-out of the opportunity, and the municipality has little say on the “end result” of the development.

Alternatively, an RFP can be used to find a developer that meets desirable criteria outside of, or in addition to, the monetary amount offered for the land. These criteria could include things such as number of lots to be created, creation of affordable housing, neighborhood amenities offered in a proposed development, local employment, etc. The challenges with an RFP become seeking consensus on the desired criteria, finding objective ways to measure those (sometimes subjective) criteria, as well as the administrative time to write and manage an RFP.

Valuation: TBD by Assembly pursuant to SGC 18.12.015.C.3 (with assistance from Assessor or Third party Appraisal).

Process: This proposal is supported by the Comprehensive Plan – the Land Use section states that a key opportunity for the future is in “Developing vacant and underutilized property. Affordable housing and development costs are challenges that need a variety of approaches to reduce costs and provide creative solutions.” Moving land into interested private hands makes use of vacant, undeveloped property. The zoning of the tract ensures that it will be developed for residential purposes.

Staff would like the direction of the Commission on whether an auction/sealed bid or RFP process is preferred.

The sale of municipal land must follow Sitka General Code 18.12. Staff envisions the following process:

- 1) Initial Planning Commission recommendation of approval to City Assembly with any specific conditions;
- 2) City Assembly approval of purchase subject to conditions of approval such as official plat, deed restrictions, and value;
- 3) Minimum price established through the valuation process
- 4) Planning Commission approval of formal plat contemporaneous with steps 5 and 6;
- 5) Development and execution of a competitive bid process
- 6) Selection of bid winner
- 7) Finalization and execution of Sales Agreement and Deeds contemporaneous with recording of final plat (with approval by City Assembly if needed)

POSSIBLE MOTION

“I move to recommend approval for the sale of a portion of Tract A11 Whitcomb Heights Subdivision through the (auction/sealed bid or RFP) process.”



To: City and Borough of Sitka
100 Lincoln St.
Sitka, AK 99835

Subject: Tract A11 Whitcomb Height Subdivision Land Purchase Proposal

Date:

Dear Mr. Bevan,

Pioneer Land Development LLC (Pioneer) would like to formally express its interest to purchasing a portion of Tract A11 Whitcomb Heights Subdivision encompassing approximately 41,000 square feet near the corner of Cushing Street and Kramer Avenue. Attached is a sketch illustrating our area of interest.

Pioneer was created by local Sitkans and longtime Sitka enthusiasts with a goal to develop building lots at a reasonable price.

A preliminary site suitability assessment indicates that the subject land is a viable fit for our development plan. The subject land is located in a low landslide risk zone and is suspected to include a small area of wetlands. Site improvements including grading, drainage and utilities will be addressed in the subdivision phase of our endeavor.

We would like to open up discussions of the purchase and begin the process as soon as possible.

Please let us know what additional steps will be required in order to purchase this parcel of land.

Your attention to this matter is greatly appreciated.

Sincerely,

Jill Hirai
Member
Pioneer Land Development LLC
PO Box 1906
Sitka, AK 999835
907-752-0999
jillhirai@me.com



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: Pioneer Land Development LLC would like to purchase a portion (approx. 41,000^{sq}) of property within Tract A11 of the Whitecomb Heights Subdivision (Plat #83-17) for development purposes.

PROPERTY INFORMATION:

CURRENT ZONING: R-1 MH? ARE YOU THE UPLAND PROPERTY OWNER? NO

CURRENT LAND USE(S): None PROPOSED LAND USES (if changing): _____

APPLICANT INFORMATION:

PROPERTY OWNER: City and Borough of Sitka

PROPERTY OWNER ADDRESS: 100 Lincoln St.

STREET ADDRESS OF PROPERTY: NHN Kramer Avenue

APPLICANT'S NAME: Pioneer Land Development LLC

MAILING ADDRESS: Po Box 1906 Sitka, AK 99835

EMAIL ADDRESS: jillhirai@me.com DAYTIME PHONE: 907-752-0999

PROPERTY LEGAL DESCRIPTION:

TAX ID: _____ LOT: A11 BLOCK: _____ TRACT: A11

SUBDIVISION: Whitecomb Heights Subdivision 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

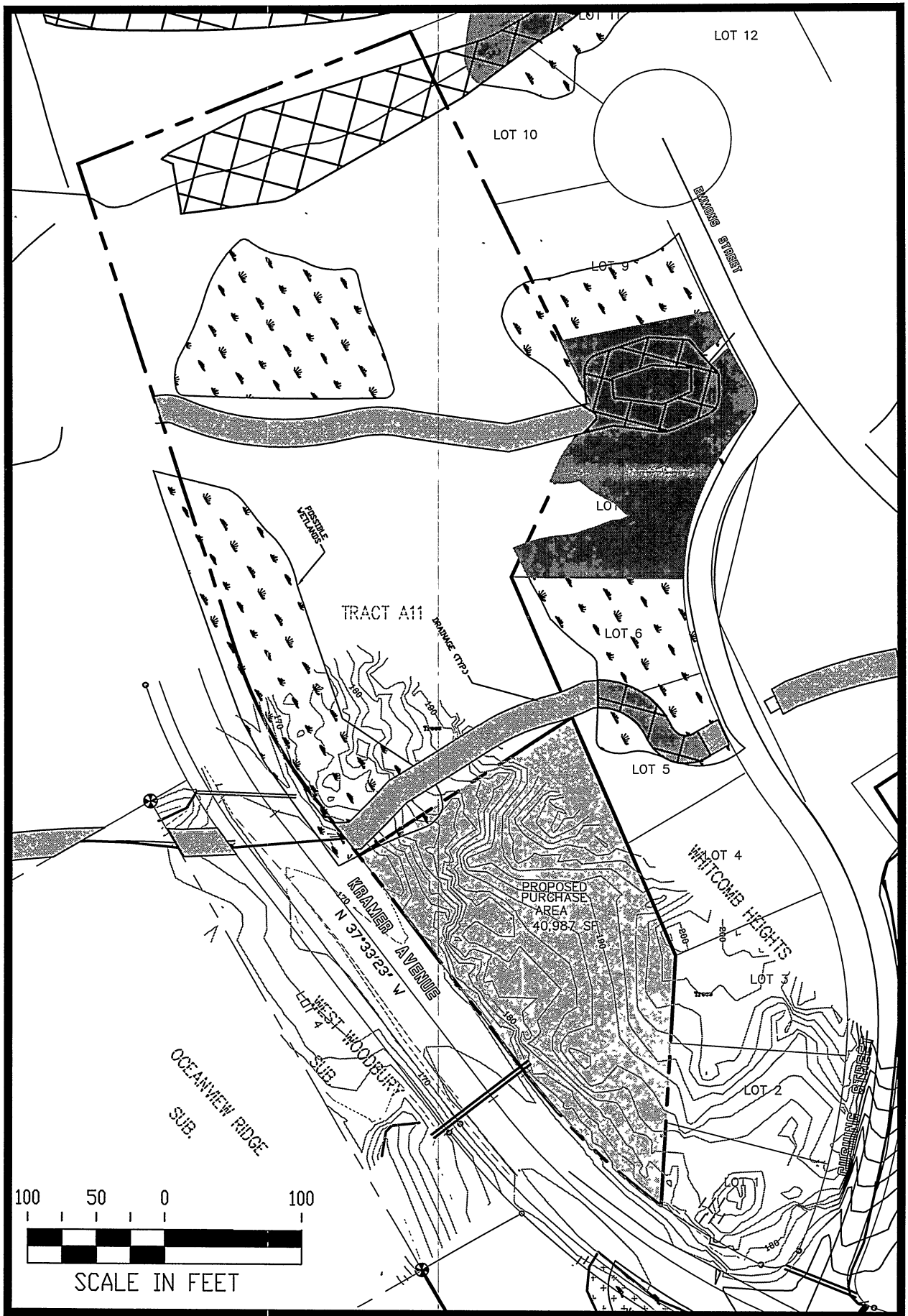
CERTIFICATION:

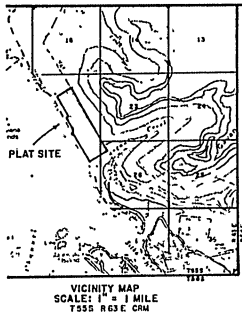
I hereby certify that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review 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.

Jim Kim

Applicant

Date





NUMBER	RADIUS	ARC	DELTA	TAN	CHORD	CHORD BEARING	NUMBER	RADIUS	ARC	DELTA	TAN	CHORD	CHORD BEARING	NUMBER	RADIUS	ARC	DELTA	TAN	CHORD	CHORD BEARING	NUMBER	RADIUS	ARC	DELTA	TAN	CHORD	CHORD BEARING	NUMBER	RADIUS	ARC	DELTA	TAN	CHORD	CHORD BEARING
48	350.00	119.61	19° 15' 25"	65.60	129.30	127° 46' 53.0"	91	341.41	103.60	58° 31' 10"	122.52	293.80	510° 50' 45.0"	108-2	204.70	70.00	17° 02' 48"	15.25	69.65	585° 28' 54.0"	128-3	50.00	60.00	68° 45' 18"	14.21	56.46	564° 46' 23.0"	108-3	204.70	70.00	17° 02' 48"	15.25	69.65	585° 28' 54.0"
72	380.00	129.93	19° 35' 25"	65.60	129.30	127° 46' 53.0"	97A	550.68	339.21	35° 17' 37"	175.18	133.88	555° 11' 21.0"	108-2	204.70	70.00	17° 02' 48"	15.25	69.65	585° 28' 54.0"	128-3	50.00	60.00	68° 45' 18"	14.21	56.46	564° 46' 23.0"	108-3	204.70	70.00	17° 02' 48"	15.25	69.65	585° 28' 54.0"
12A	390.00	131.35	19° 35' 25"	67.31	132.70	128° 11' 27.0"	98	294.93	327.25	6° 24' 09"	204.23	335.80	318° 10' 04.5"	109	200.00	42.81	63° 59' 15.5"	12.84	21.53	331° 00' 00.0"	128-4	50.00	60.00	68° 45' 18"	14.21	56.46	564° 46' 23.0"	109	200.00	42.81	63° 59' 15.5"	12.84	21.53	331° 00' 00.0"
72A-2	390.00	131.35	19° 35' 25"	67.31	132.70	128° 11' 27.0"	10A	284.93	345.13	6° 24' 09"	207.30	324.42	318° 10' 07.0"	110	334.00	22.81	63° 59' 15.5"	12.84	21.53	331° 00' 00.0"	128-4	50.00	60.00	68° 45' 18"	14.21	56.46	564° 46' 23.0"	110	334.00	22.81	63° 59' 15.5"	12.84	21.53	331° 00' 00.0"
55	510.68	314.58	35° 17' 37"	162.46	309.63	155° 13' 54.0"	99	1164.91	265.72	17° 04' 09"	111.44	265.14	140° 00' 07.0"	112	354.00	33.00	40° 57' 51"	13.61	64.71	182° 56' 58.5"	130	510.68	314.58	35° 17' 37"	162.46	309.63	155° 13' 54.0"	112	354.00	33.00	40° 57' 51"	13.61	64.71	182° 56' 58.5"
85-1	510.68	314.58	35° 17' 37"	162.46	309.63	155° 13' 54.0"	99A	1174.91	268.09	17° 04' 09"	111.58	267.42	140° 00' 07.0"	112-1	354.00	33.00	40° 57' 51"	13.61	64.71	182° 56' 58.5"	131	200.00	24.83	77° 07' 25"	24.30	31.26	302° 27' 44.5"	112-1	354.00	33.00	40° 57' 51"	13.61	64.71	182° 56' 58.5"
85-2	510.68	314.58	35° 17' 37"	162.46	309.63	155° 13' 54.0"	100	90.00	121.16	70° 45' 55"	61.92	104.23	318° 10' 04.5"	112-2	354.00	33.00	40° 57' 51"	13.61	64.71	182° 56' 58.5"	132	200.00	24.83	77° 07' 25"	24.30	31.26	302° 27' 44.5"	112-2	354.00	33.00	40° 57' 51"	13.61	64.71	182° 56' 58.5"
86	324.93	392.15	60° 24' 09"	245.00	189.94	518° 10' 07.5"	100A	80.00	97.40	70° 02' 48"	56.06	91.81	81° 59' 10.0"	112-3	354.00	33.00	40° 57' 51"	13.61	64.71	182° 56' 58.5"	133	200.00	24.83	77° 07' 25"	24.30	31.26	302° 27' 44.5"	112-3	354.00	33.00	40° 57' 51"	13.61	64.71	182° 56' 58.5"
86-1	324.93	392.15	60° 24' 09"	245.00	189.94	518° 10' 07.5"	101	150.00	191.28	73° 03' 46"	111.12	176.58	109° 59' 41.0"	113	354.00	33.00	40° 57' 51"	13.61	64.71	182° 56' 58.5"	134	200.00	24.83	77° 07' 25"	24.30	31.26	302° 27' 44.5"	113	354.00	33.00	40° 57' 51"	13.61	64.71	182° 56' 58.5"
86-2	324.93	392.15	60° 24' 09"	245.00	189.94	518° 10' 07.5"	102	1104.90	112.48	5° 51' 12"	56.49	122.81	318° 10' 04.5"	114	354.00	33.00	40° 57' 51"	13.61	64.71	182° 56' 58.5"	135	200.00	24.83	77° 07' 25"	24.30	31.26	302° 27' 44.5"	114	354.00	33.00	40° 57' 51"	13.61	64.71	182° 56' 58.5"
87	1134.90	156.67	1° 04' 09"	100.00	238.31	510° 00' 07.5"	103	10.00	41.99	139° 02' 50"	34.41	34.59	108° 01' 48.5"	115	354.00	33.00	40° 57' 51"	13.61	64.71	182° 56' 58.5"	136	200.00	24.83	77° 07' 25"	24.30	31.26	302° 27' 44.5"	115	354.00	33.00	40° 57' 51"	13.61	64.71	182° 56' 58.5"
87-1	1134.90	156.67	1° 04' 09"	100.00	238.31	510° 00' 07.5"	104	151.50	82.35	13° 02' 54"	43.75	84.31	555° 26' 36.0"	116	354.00	33.00	40° 57' 51"	13.61	64.71	182° 56' 58.5"	137	200.00	24.83	77° 07' 25"	24.30	31.26	302° 27' 44.5"	116	354.00	33.00	40° 57' 51"	13.61	64.71	182° 56' 58.5"
87-2	1134.90	156.67	1° 04' 09"	100.00	238.31	510° 00' 07.5"	104-1	151.50	25.00	9° 05' 41"	12.53	44.37	560° 25' 12.5"	117	354.00	33.00	40° 57' 51"	13.61	64.71	182° 56' 58.5"	138	200.00	24.83	77° 07' 25"	24.30	31.26	302° 27' 44.5"	117	354.00	33.00	40° 57' 51"	13.61	64.71	182° 56' 58.5"
88	1200.00	154.22	1° 04' 09"	100.00	238.31	510° 00' 07.5"	104-1	151.50	60.35	21° 57' 13"	30.35	117.18	111° 36' 13.0"	118	354.00	33.00	40° 57' 51"	13.61	64.71	182° 56' 58.5"	139	200.00	24.83	77° 07' 25"	24.30	31.26	302° 27' 44.5"	118	354.00	33.00	40° 57' 51"	13.61	64.71	182° 56' 58.5"
89	180.00	97.54	31° 02' 54"	50.00	96.35	555° 26' 36.0"	105	20.00	18.37	52° 17' 00"	9.89	17.71	52° 17' 00"	119	354.00	33.00	40° 57' 51"	13.61	64.71	182° 56' 58.5"	140	200.00	24.83	77° 07' 25"	24.30	31.26	302° 27' 44.5"	119	354.00	33.00	40° 57' 51"	13.61	64.71	182° 56' 58.5"
90	471.68	174.25	21° 10' 00"	88.13	173.26	112° 24' 48.0"	106	50.00	248.91	88° 14' 01"	106.71	550° 51' 46.5"	125-2	293.50	92.50	11° 52' 07"	46.64	92.12	337° 01' 26.5"	141	200.00	24.83	77° 07' 25"	24.30	31.26	302° 27' 44.5"	120	354.00	33.00	40° 57' 51"	13.61	64.71	182° 56' 58.5"	
91	258.75	100.00	21° 10' 00"	88.13	173.26	112° 24' 48.0"	106-1	50.00	74.40	37° 29' 01"	33.78	100° 02' 40.5"	125-3	293.50	92.50	11° 52' 07"	46.64	92.12	337° 01' 26.5"	142	200.00	24.83	77° 07' 25"	24.30	31.26	302° 27' 44.5"	121	354.00	33.00	40° 57' 51"	13.61	64.71	182° 56' 58.5"	
92	210.45	147.28	26° 10' 00"	75.00	145.96	124° 12' 04.0"	106-2	50.00	60.00	68° 45' 18"	34.21	60.00	68° 45' 18"	126	465.38	188.17	27° 10' 00"	95.34	166.89	336° 38' 47.0"	143	200.00	24.83	77° 07' 25"	24.30	31.26	302° 27' 44.5"	122	354.00	33.00	40° 57' 51"	13.61	64.71	182° 56' 58.5"
93	145.13	128.07	50° 33' 36"	68.54	123.95	117° 44' 36.0"	106-3	50.00	60.00	68° 45' 18"	34.21	60.00	68° 45' 18"	126-1	465.38	188.17	27° 10' 00"	95.34	166.89	336° 38' 47.0"	144	200.00	24.83	77° 07' 25"	24.30	31.26	302° 27' 44.5"	123	354.00	33.00	40° 57' 51"	13.61	64.71	182° 56' 58.5"
94	487.88	159.27	27° 10' 00"	111.43	489.88	110° 24' 24.0"	106-4	50.00	60.00	68° 45' 18"	34.21	60.00	68° 45' 18"	126-2	465.38	188.17	27° 10' 00"	95.34	166.89	336° 38' 47.0"	145	200.00	24.83	77° 07' 25"	24.30	31.26	302° 27' 44.5"	124	354.00	33.00	40° 57' 51"	13.61	64.71	182° 56' 58.5"
94-1	487.88	159.27	27° 10' 00"	111.43	489.88	110° 24' 24.0"	106-5	50.00	60.00	68° 45' 18"	34.21	60.00	68° 45' 18"	127	465.38	188.17	27° 10' 00"	95.34	166.89	336° 38' 47.0"	146	200.00	24.83	77° 07' 25"	24.30	31.26	302° 27' 44.5"	125	354.00	33.00	40° 57' 51"	13.61	64.71	182° 56' 58.5"
94-2	487.88	159.27	27° 10' 00"	111.43	489.88	110° 24' 24.0"	107	20.00	18.37	52° 17' 00"	9.89	17.71	52° 17' 00"	128	50.00	248.91	88° 14' 01"	106.71	550° 51' 46.5"	125-5	147	200.00	24.83	77° 07' 25"	24.30	31.26	302° 27' 44.5"	126	354.00	33.00	40° 57' 51"	13.61	64.71	182° 56' 58.5"
95	271.06	191.60	40° 10' 00"	100.00	187.04	50° 09' 49.0"	108	202.50	109.73	37° 02' 54"	105.40	109.40	855° 36' 30.5"	128-1	50.00	60.00	68° 45' 18"	14.21	56.46	564° 46' 23.0"	147	200.00	24.83	77° 07' 25"	24.30	31.26	302° 27' 44.5"	127	354.00	33.00	40° 57' 51"	13.61	64.71	182° 56' 58.5"
96	216.28	144.47	38° 15' 00"	75.00	141.72	511° 13' 52.0"	108A	202.50	109.73	37° 02' 54"	105.40	109.40	855° 36' 30.5"	128-2	50.00	60.00	68° 45' 18"	14.21	56.46	564° 46' 23.0"	148	200.00	24.83	77° 07' 25"	24.30	31.26	302° 27' 44.5"	128	354.00	33.00	40° 57' 51"	13.61	64.71	182° 56' 58.5"

CERTIFICATE
STATE OF ALASKA } 55
FIRST JUDICIAL DISTRICT

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED AS A NOTARY PUBLIC FOR THE CITY AND BOROUGH OF SITKA, ALASKA, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, THE ABOVE DESCRIBED PROPERTY IS CARRIED ON IN THE RECORDS OF THE CITY AND BOROUGH OF SITKA, IN THE CITY OF SITKA, ALASKA.

AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, THE ABOVE DESCRIBED PROPERTY IS CARRIED ON IN THE RECORDS OF THE CITY AND BOROUGH OF SITKA, ALASKA, IN THE CITY OF SITKA, ALASKA.

THE YEAR 1983 WILL BE DUE JULY 31, 1983 AT SITKA, ALASKA.

DATED THIS 25th DAY OF JAN 1983

Michael J. Boddy
Notary Public, City and Borough of Sitka

U.S. SURVEY 3565 (NATIONAL FOREST SERVICE)

CERTIFICATION OF APPROVAL BY THE BOARD

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY AND BOROUGH OF SITKA, ALASKA, AND THAT THE PLAT HAS BEEN APPROVED BY THE BOARD BY PLAT RESOLUTION NO. 1983-15, DATED JANUARY 15, 1983.

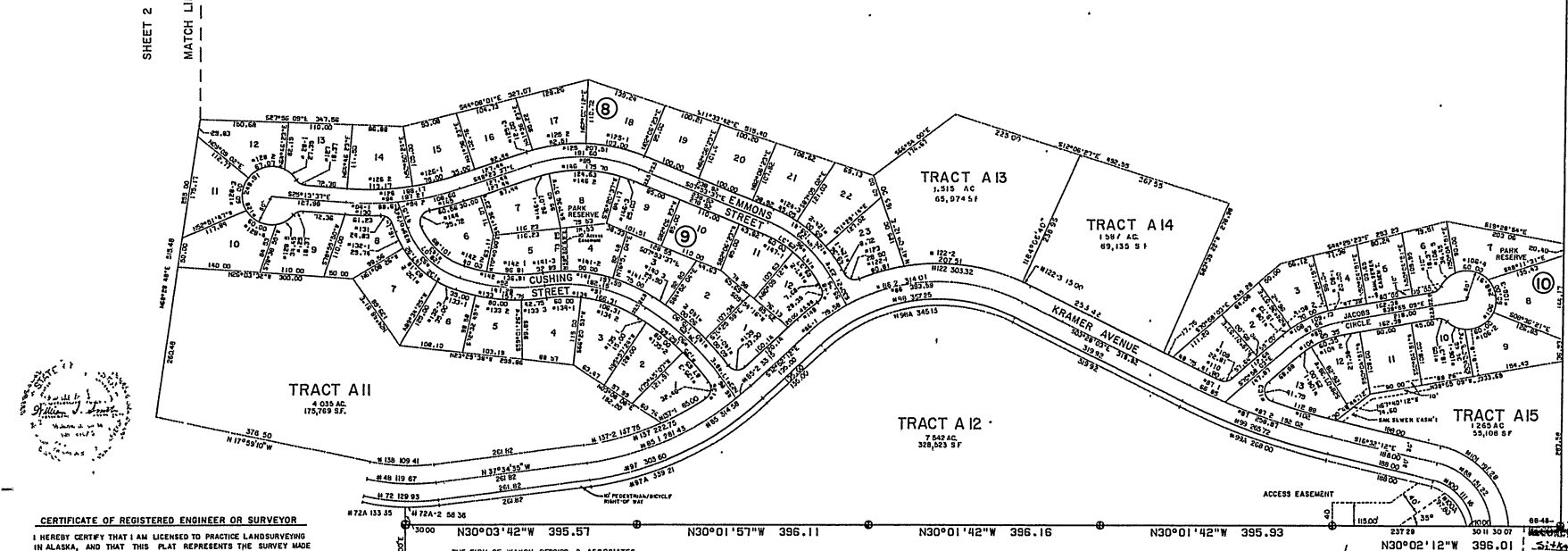
Glenn E. Boddy
Chairman, Platting Board

CERTIFICATION OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY AND BOROUGH OF SITKA, ALASKA, AND THAT THE PLAT HAS BEEN APPROVED BY THE ASSEMBLY BY PLAT RESOLUTION NO. 1983-15, DATED JANUARY 15, 1983.

Glenn E. Boddy
Chairman, Platting Board

NUMBER	RADIUS	ARC	DELTA	TAN	CHORD	CHORD BEARING
131-2	480.68	137.75	16° 25' 11"	69.35	137.28	145° 47' 11.0"
138	120.00	109.41	19° 35' 25"	55.25	108.88	127° 46' 53.0"
139	20.00	21.96	25° 50' 00"	10.00	21.96	25° 50' 00"
140	494.18	175.50	20° 21' 37"	88.89	174.97	111° 19' 36.5"
140-1	494.18	175.50	20° 21' 37"	88.89	174.97	111° 19' 36.5"
140-2	494.18	175.50	20° 21' 37"	88.89	174.97	111° 19' 36.5"
140-3	494.18	175.50	20° 21' 37"	88.89	174.97	111° 19' 36.5"
141	281.25	197.99	40° 20' 00"	103.29	191.92	118° 02' 12.0"
141-1	281.25	197.99	40° 20' 00"	103.29	191.92	118° 02' 12.0"
141-2	281.25	197.99	40° 20' 00"	103.29	191.92	118° 02' 12.0"
141-3	281.25	197.99	40° 20' 00"	103.29	191.92	118° 02' 12.0"
142-1	281.25	197.99	40° 20' 00"	103.29	191.92	118° 02' 12.0"
142-2	281.25	197.99	40° 20' 00"	103.29	191.92	118° 02' 12.0"
143	200.00	156.72	10° 20' 10"	24.05	151.16	141° 13.0"
144	510.38	60.56	6° 47' 55"	30.32	60.51	51° 59' 39.5"
146	248.56	125.70	40° 30' 00"	112.70	125.06	124° 52' 12.0"
146-1	248.56	125.70	40° 30' 00"	112.70	125.06	124° 52' 12.0"
146-2	248.56	125.70	40° 30' 00"	112.70	125.06	124° 52' 12.0"
146-3	248.56	125.70	40° 30' 00"	112.70	125.06	124° 52' 12.0"
147-1	123.68	60.00	17° 44' 25"	30.26	59.76	58° 35' 5.0"
147-2	123.68	60.00	17° 44' 25"	30.26	59.76	58° 35' 5.0"
148	20.00	21.96	25° 50' 00"	10.00	21.96	25° 50' 00"
149	151.41	45.36	7° 25' 10"	25.01	45.33	101° 09' 37.0"



CERTIFICATE OF REGISTERED ENGINEER OR SURVEYOR

I HEREBY CERTIFY THAT I AM LICENSED TO PRACTICE LAND SURVEYING IN ALASKA, AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AS LOCATED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE CORRECT.

January 21, 1983
DATE
William J. Smith
REGISTERED LAND SURVEYOR

THE FIRM OF WATSON REDDING & ASSOCIATES
DO NOT WARRANT THE ACCURACY OF THE SURVEY
OR MONUMENT ANY LOT CORNERS SHOWN
ON THIS PLAT.

U.S. SURVEY 2418

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT THE CITY AND BOROUGH OF SITKA, ALASKA, IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT IT HEREBY DEDICATES ALL STREETS, ALLEYS, EASEMENTS, WALKS, PARKS AND OTHER SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE 1-23-83
1-23-83
1-23-83

Glenn E. Boddy
Chairman, Platting Board

NOTARY'S ACKNOWLEDGEMENT

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED AS A NOTARY PUBLIC FOR THE CITY AND BOROUGH OF SITKA, ALASKA, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, THE ABOVE DESCRIBED PROPERTY IS CARRIED ON IN THE RECORDS OF THE CITY AND BOROUGH OF SITKA, IN THE CITY OF SITKA, ALASKA.

THE YEAR 1983 WILL BE DUE JULY 31, 1983 AT SITKA, ALASKA.

DATED THIS 25th DAY OF JAN 1983

Michael J. Boddy
Notary Public, City and Borough of Sitka

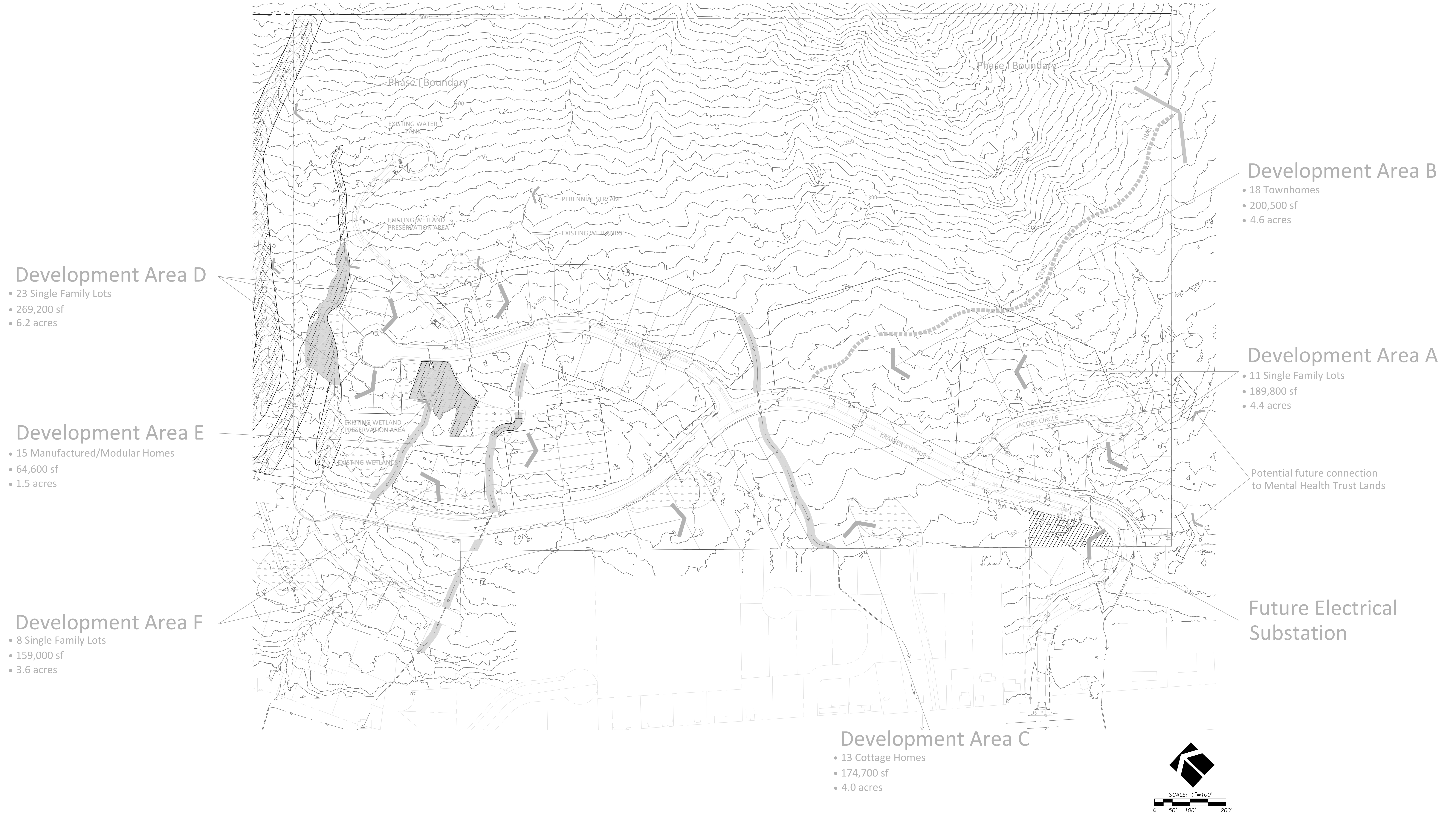
WHITCOMB HE SUBDIVISION
CITY AND BOROUGH OF SITKA

Dated Feb. 9, 1980
Scale: 1" = 100' 0"

A SUBDIVISION OF T 8
USS 3806

Surveyed By: REDDING & ASSOC. (Print Name)
4500 W. 33 RD. AVE
ANCHORAGE, ALASKA

PLAT 83-17



Whitcomb Heights Subdivision, Phase 1 Development Plan

City and Borough of Sitka, Alaska

Design Review Committee Feedback
Tract A11 Whitcomb Heights Subdivision
Pioneer Land Development LLC

Public Works

1. Engineering: Development of this land will inherently increase stormwater runoff onto properties downstream. If the CBS entertains the idea of disposing of this property, the developer will be required to adhere to CBS Stormwater Design Standards and, if applicable, complete a comprehensive hydrology study (engineering analysis).
2. Utilities: CBS-owned water and sewer mains do not currently extend to the Right-Of-Way adjacent to the identified property, residential development of this land will require providing appropriate connections to CBS water supply and wastewater service. Installation of Water and Wastewater infrastructure in a CBS ROW must be permitted, approved, and performed in accordance with CBS standards. A privately-owned water main does exist in the Kramer Avenue ROW, any connections to this main must be approved by both the owner of the water main and CBS. In this instance CBS Utility Connection Permitting and fees would apply along with any “late-comer fee” that may be assessed by the owner of the existing water main.
3. Building: The property identified in this proposal is shown located in a “Low Risk Area” according to the Shannon and Wilson, Inc. South Kramer Landslide Runout Analysis and Debris Flow Report dated 2/2/2016 and would not be considered a “Restricted Landslide Area” pursuant to Sitka General Code 20.01.020 (A). Future development of the property must be appropriately permitted via the grading, foundation, and building permit process through the City and Borough of Sitka Building Department. Please direct any questions regarding grading and construction requirements and permitting to the Sitka Building Department.

Electric

1. Infrastructure was installed recently by the Electric Department and the developer of Tisher Subdivision within the easement of the property that is directly across Kramer Avenue from the subject property. We can serve the property from a primary junction that was installed during that phase of development and we can also connect to existing electrical infrastructure at the entrance to Emmons Street at a later date to accommodate future development.