

CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT GENERAL APPLICATION

- 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: Minor subdivision of State owned property to resolve an encroachment issue. Lot is to attach to adjacent USCG property at a later date.

PROPERTY INFORMATION:

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

CURRENT LAND USE(S): Vacant PROPOSED LAND USES (if changing): _____

APPLICANT INFORMATION:

PROPERTY OWNER: State of Alaska, ADEED

PROPERTY OWNER ADDRESS: PO Box 110500 Juneau, AK 99811

STREET ADDRESS OF PROPERTY: 1190 Seward Avenue, Sitka, AK; Lot 15A, USS 1496

APPLICANT'S NAME: City and Borough of Sitka

MAILING ADDRESS: 100 Lincoln Street, Sitka, AK 99835

EMAIL ADDRESS: kelli.cropper@cityofsitka.org DAYTIME PHONE: 907 738-0461

REQUIRED SUPPLEMENTAL 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
- ☐ Proof of filing fee payment
- ☐ Other: _____

For Marijuana Enterprise Conditional Use Permits Only:

- ☐ AMCO Application

For Short-Term Rentals and B&Bs:

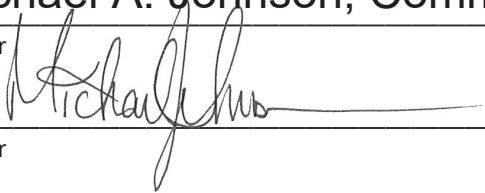
- ☐ Renter Informational Handout (directions to rental, garbage instructions, etc.)

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.

Michael A. Johnson, Commissioner

Owner



Owner

7/7/2021

Date

Date

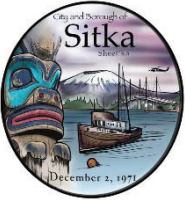
I certify that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee is non-refundable, is to cover costs associated with the processing of this application and does not ensure approval of the request.

City and Borough of Sitka

Applicant (If different than owner)

7/7/2021

Date



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:** Lot 15A, USS 1496; 87,677sf. Approximately 550' x 159';
Steep slope/topography varies
- EXISTING UTILITIES AND UTILITY ROUTES:** Existing utilities from Seward Avenue.
- PROPOSED UTILITIES AND UTILITY ROUTES:** Development plans include electrical, lighting, water, sewer, storm drain- all services.
- ACCESS, ROADS, TRANSPORTATION, AND MOBILITY:** Seward Avenue terminates in a culdesac at the southwestern property boundary.
- IMPACT OF PROPOSAL ON ANY EXISTING EASEMENTS:** None.
- PUBLIC HEALTH, SAFETY, AND WELFARE:** No changes resulting from replat.
- ACCESS TO LIGHT AND AIR:** Unchanged by replat.

- **ORDERLY AND EFFICIENT LAYOUT AND DEVELOPMENT:** Replat allows development of parcel otherwise obstructed by competing rights and interests.
- **DESCRIBE ALL EXISTING STRUCTURES, THEIR USE, AND PROXIMITY TO PROPOSED PROPERTY LINES:** WWII concrete observation post exists on property near the shoreline and not near the proposed new property lines. See plat for its location.
- **EXISTENCE OF ANY ENCROACHMENTS:** Portion of the USGC Base and its fence.
- **AVAILABILITY OF REQUIRED PARKING:** Development will meet CBS ordinances for parking.
- **SUMMARY OF PROPOSED EASEMENT AGREEMENTS OR COVENANTS:** None.

ANY ADDITIONAL COMMENTS The replat is for the resolution of the exiting USCG Base encroachment and clear title for the acquisition of the larger parcel by CBS for the new Sitka Seaplane Base with an FAA Land Acquisition Grant.

City and Borough of Sitka
Applicant

7/7/2021
Date

AK DEED (Department of Education & Early Development) 7/7/2021

1190 Seward Avenue, Sitka, AK; Lot 15A, USS 1496

Last Name

Date Submitted

Project Address