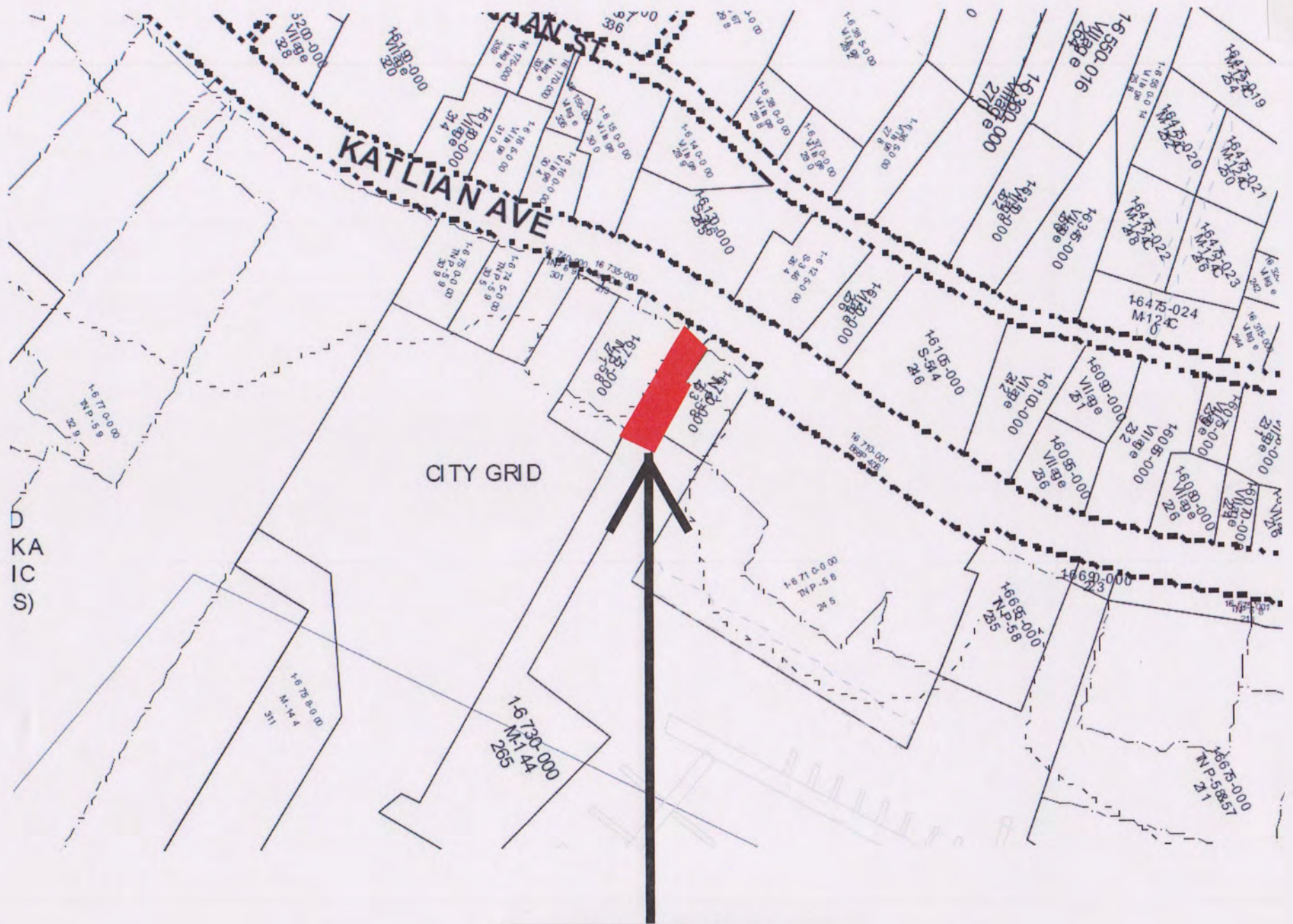
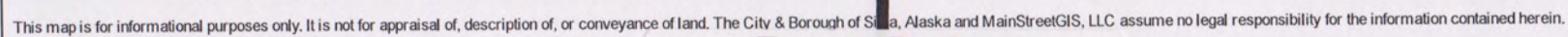


A



Forrest Dodson
Tideland Sale Request
Adjacent to 263 Katlian



Forrest Dodson
Tideland Sale Request
Adjacent to 263 Katlian



Forrest Dodson
Tideland Sale Request
Adjacent to 263 Katlian



Forrest Dodson
Tideland Sale Request
Adjacent to 263 Katlian

CITY AND BOROUGH OF SITKA
PLANNING DEPARTMENT
LAND SALES APPLICATION

Applicant

Applicant's Name: FORREST Dodson Phone: 907-738-5476

If application is a corporation, give name of agent: _____

Mailing Address: P.O. Box 6575

Requested Property

Requested Property *A portion a A+S 15 - ~~*~~ see attached exhibit A*

Legal Description: Lot *15* Block _____ U.S. Survey No. _____

Existing Subdivision _____

Street Address _____

Intended Use (circle): Residential Private Recreation Commercial Industrial

Reason for requesting sale: PARKING

Area of land: 11.3' x 90'

Current use and appearance: VACANT - TEMPORARY
FULL

Historical Use: NONE

Proposed construction or improvement: Full

Forrest Dodson
Tideland Sale Request
Adjacent to 263 Katlian

If the Assembly authorizes the sale to proceed, 1) an additional \$150 will be required to cover advertising costs, 2) a subdivision plat will be required, and 3) an appraisal will be required. The cost of the appraisal may be split between the municipality and the applicant.

Signature: Tamara Dodson Date: 4-8-16

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON 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 NOTED.

4-7-16
DATE

4-7-16
DATE

NOTARY'S ACKNOWLEDGMENT

U.S. OF AMERICA
STATE OF ALASKA
CITY & BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS 7th DAY OF April, 2016, BEFORE ME,
THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY
COMMISSIONED AND SWORN, PERSONALLY APPEARED
Forrest Dodson and Mary Holman
TO ME KNOWN TO BE THE INDIVIDUALS SO MENTIONED AND WHO EXECUTED THE
WITHIN PLAT AND THEY ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME
FOR THE PURPOSES AND PROPOSED USES SO SPECIFIED.

WITNESS MY HAND AND NOTARY SEAL THIS 22ND DAY OF APRIL 1992 IN THE CITY OF PHOENIX, ARIZONA.

MY COMMISSION EXPIRES 1-26-2020

Ruth M. Joens
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

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

1. 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 AND BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS IN THE NAME OF Farrest Fossan
1444 1st Ave
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 FULLY UNTIL CURRENT TAXES FOR THE YEAR 2016. WILL BE DUE ON OR BEFORE Aug 31, 2016

DATED THIS 11th DAY OF April, AT SITKA, ALASKA.
Wendy Lawrence
ASSISTANT CITY AND BOROUGH CLERK

CERTIFICATE OF APPROVAL BY THE BOARD

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & HARBOR OF SITKA PLANNING BOARD, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD BY PLAT RESOLUTION NO. P 15-12, DATED DEC. 1, 2015, AND THAT THE PLAT SHOWN HEREIN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, SITKA, ALASKA.

4-14-16 *Cit*
DATE *Jamantha Pearson*
SECRETARY

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: Forrest Dodson And Mary
Holtzman
CALL OWNERS OF RECORD, AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION ALL L.I.B.'S ASSESSED AGAINST SAID LANDS IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL.

DATED THIS 19th DAY OF April
20 16 AT SITKA, ALASKA

FINANCE DIRECTOR
CITY & BOROUGH OF SITKA

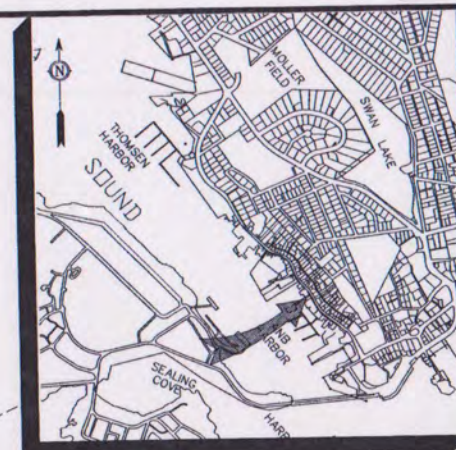
CERTIFICATE OF APPROVAL BY THE ASSEMBLY

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 15 PAGE 133, DATED Dec. 1 2015, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, SITKA, ALASKA.

4/11/16
DATE

Mindy McLaughlin
MAYOR

Sara Peterson
CITY AND BOROUGH CLERK



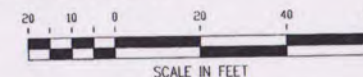
VICINITY MAP
SCALE: 1" = 1000'

LEGEND

- ☒ PRIMARY CONTROL MONUMENT RECOVERED (BRASS CAP)
☒ BLK/GLD PRIMARY BRASS CAP (RECOVERED)
☒ SECONDARY MONUMENT (SET)
☐ SECONDARY MONUMENT (RECOVERED)
☐ RECORDED DATA
☐ COMPUTED DATA
☐ MEASURED DATA
- 2016-5
 Plat #
 Sitka
 Price \$100

2016-5
Plat #
Sitka
Rec Dist
April 21 2016
Date
Time 09:40 A

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE ATS 15 AND A PORTION OF PARCEL NO. 3 OF THE CBS/HAMES CORP. TIDELANDS EXCHANGE SUBDIVISION, CREATING A NEW PARCEL OF 2162 SQ. FT., AND COMBINING THIS NEW PARCEL WITH PREVIOUSLY DEEDED TIDELANDS AND LOT 14 OF USS 2542 INTO ONE SINGLE LOT (LOT 1, DODSON-HOLZMAN SUBDIVISION).
2. THE TOTAL SQUARE FOOTAGE OF LOT 1, DODSON-HOLZMAN SUBDIVISION, IS 4503 SQ. FT.



SITKA RECORDING DISTRICT

O'NEILL

SURVEYING AND ENGINEERING

BOX 1849 SITKA, ALASKA 99835
PHONE: (907) 747-6700
FAX: (907) 747-7590
EMAIL: oneilling@ak.net

[illegible]

DESIGNED: P. ITNELL
DRAWN: KJZ/ACAD
CHECKED: PKJ
DATE OF PLAT: DEC. 31, 2015 * 14420
SCALE: 1" = 20'

Forrest Dodson
Tideland Sale Request
Adjacent to 263 Katlian

SURVEYOR'S CERTIFICATE

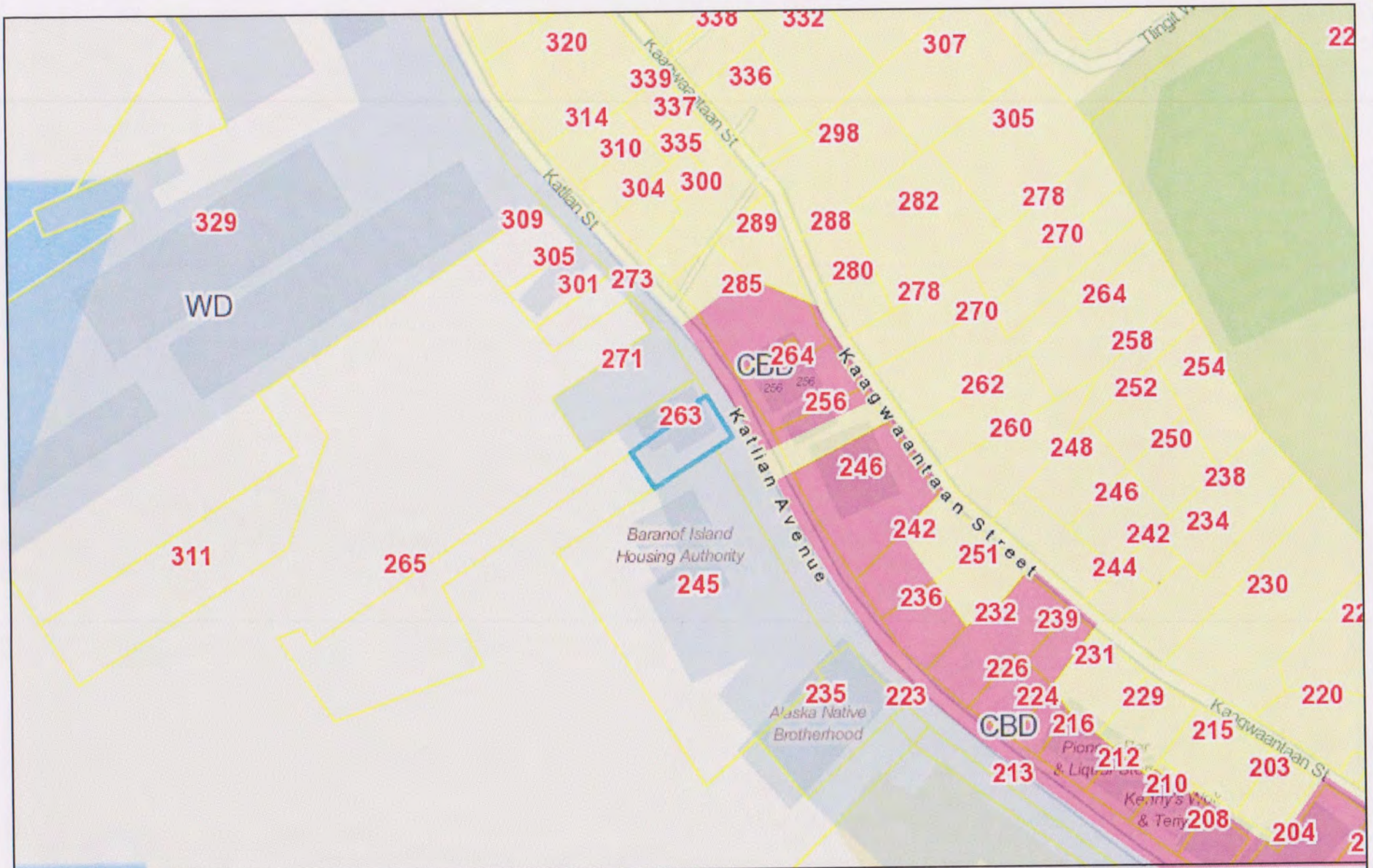
I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT ON March 30/16 A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

6 Porter, the Olman
PATRICK K. SMITH, L.S. 6304

DODSON-HOLZMAN SUBDIVISION

A SUBDIVISION OF ATS 15 AND A PORTION OF PARCEL NO. 3, CITY AND BOROUGH OF SITKA/HAMES CORPORATION TIDELAND EXCHANGE SUBDIVISION, CREATING ONE NEW PARCEL TO BE COMBINED WITH THE DEEDED PORTION OF ATS 15 SEAWARD OF LOT 14 AS WELL AS LOT 14, BLK. 5, USS 2542.

CLIENT: DODSON AND HOLZMAN



City & Borough of Sitka, Alaska

Selected Parcel: 263 KATLIAN ID: 16720000

Printed on 5/4/2016 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.



MainStreetGIS
MainStreetGIS, LLC
www.mainstreetgis.com

Forrest Dodson
Tideland Sale Request
Adjacent to 263 Katlian

assume no legal responsibility for the information contained herein.

Parcel ID: 16420000
 CALVIN CARLSON
 CARLSON, CALVIN
 332 KOGWANTON ST.
 SITKA AK 99835

Parcel ID: 16425000
 DENNIS ALLEN
 ALLEN, DENNIS, C.
 336 KOGWANTON ST
 SITKA AK 99835

Parcel ID: 16430000
 ADRIANNE CARLSON
 CARLSON, ADRIANNE
 332 KOGWANTON ST
 SITKA AK 99835

Parcel ID: 16440000
 UNION OIL CO.
 ATTN: TAX DIVISION
 UNION OIL CO.
 P.O. BOX 285
 HOUSTON TX 77001-0285

Parcel ID: 16445000
 JIMMY DEE/SAORI HANDY
 HANDY, JIMMY DEE & SAORI, M.
 350 KOGWANTON ST.
 SITKA AK 99835

Parcel ID: 16475018
 JORDAN/MERCEDES PHILLIPS/PIEDRA
 PHILLIPS, JORDAN/PIEDRA,
 MERCEDES
 321 PETERRRSON AVE
 SITKA AK 99835-7135

Parcel ID: 16475020
 BARANOF ISLAND HOUSING
 AUTHORITY
 BARANOF ISLAND HOUSING
 AUTHORITY
 245 KATLIAN AVE
 SITKA AK 99835

Parcel ID: 16475022
 BARANOF ISLAND HOUSING
 AUTHORITY
 BARANOF ISLAND HOUSING
 AUTHORITY
 245 KATLIAN AVE
 SITKA AK 99835

Parcel ID: 16475023
 AUDREY/GILBERT JOHNSON/SAM, SR.
 AUDREY JOHNSON & GILBERT SAM,
 SR.
 246 KOGWANTON ST.
 SITKA AK 99835

Parcel ID: 16475024
 BARANOF ISLAND HOUSING
 AUTHORITY
 BARANOF ISLAND HOUSING
 AUTHORITY
 245 KATLIAN AVE
 SITKA AK 99835

Parcel ID: 16550014
 JOHN/BARBARA DELONG
 DELONG, JOHN & BARBARA
 264 KOGWANTON ST
 SITKA AK 99835

Parcel ID: 16550016
 JOHN/BARBARA DELONG
 DELONG, JOHN, R./BARBARA
 264 KOGWANTON ST
 SITKA AK 99835

Parcel ID: 16550020
 ELIZABETH GOLDSBURY
 GOLDSBURY, ELIZABETH, L.
 278 KOGWANTON ST
 SITKA AK 99835

Parcel ID: 16550022
 HARRY/PAMELA GIBSON
 GIBSON, HARRY, J./PAMELA, J.
 P.O. BOX 9460
 KETCHIKAN AK 99901-9460

Parcel ID: 16550032
 UNION OIL CO. OF CALIFORNIA
 CHEVRON PROPERTY TAX DEPT
 UNION OIL CO. OF CALIFORNIA
 P.O. BOX 285
 HOUSTON TX 77001-0285

Parcel ID: 16550034
 UNION OIL CO. OF CALIFORNIA
 CHEVRON PROPERTY TAX DEPT
 UNION OIL CO. OF CALIFORNIA
 P.O. BOX 285
 HOUSTON TX 77001-0285

Parcel ID: 16675000
 CITY & BOROUGH OF SITKA
 (BAILEY'S MARINE)
 C/B OF SITKA
 100 LINCOLN ST
 SITKA AK 99835

Parcel ID: 16675001
 C/B OF SITKA
 BETWEEN OLD BAILEYS & KAT
 C/B OF SITKA
 100 LINCOLN ST
 SITKA AK 99835

Parcel ID: 16690000
 CITY & BOROUGH OF SITKA
 ANB BOAT HARBOR
 C/B OF SITKA
 100 LINCOLN ST
 SITKA AK 99835

Parcel ID: 16695000
 ALASKA NATIVE BROTHERHOOD
 ALASKA NATIVE BROTHERHOOD
 235 KATLIAN AVE, STE A
 SITKA AK 99835

Parcel ID: 16710000
 BARANOF ISLAND HOUSING
 AUTHORITY
 BIHA OFFICE
 BARANOF ISLAND HOUSING
 AUTHORITY
 245 KATLIAN AVE
 SITKA AK 99835

Parcel ID: 16720000
 DODSON & HOLZMAN REV. LIVING
 TRUST
 DODSON, FORREST, & HOLZMAN,
 MARY
 P.O. BOX 6575
 SITKA AK 99835-6575

Parcel ID: 16725000
 CITY & BOROUGH OF SITKA
 GRID EXTENSION
 C/B OF SITKA
 100 LINCOLN ST
 SITKA AK 99835

Parcel ID: 16730000
 CITY & BOROUGH OF SITKA
 TIDELANDS EXCHANGE SUBDV
 C/B OF SITKA
 100 LINCOLN ST
 SITKA AK 99835

Parcel ID: 16735000
 CITY & BOROUGH OF SITKA
 CITY GRID
 C/B OF SITKA
 100 LINCOLN ST
 SITKA AK 99835

Parcel ID: 16740000
 CITY & BOROUGH OF SITKA
 (NEXT TO CITY GRID)
 C/B OF SITKA
 100 LINCOLN ST
 SITKA AK 99835

Parcel ID: 16745000
 JACOB WHITE
 WHITE, JACOB
 P.O. BOX 361
 HOONAH AK 99829-0361

Parcel ID: 16750000
 ANNIE JOSEPH
 JOSEPH, ANNIE, Y.
 P.O. BOX 684
 SITKA AK 99835-0684

Parcel ID: 16758000
 HAMES CORPORATION
 (TIDELANDS EXCHANGE SUBDV)
 HAMES CORPORATION
 208 LAKE ST, STE B
 SITKA AK 99835

Parcel ID: 16770000
 NORTH PACIFIC SEAFOODS, INC.
 NORTH PACIFIC SEAFOODS, INC.
 4 NICKERSON ST, STE 400
 SEATTLE WA 98109

Forrest Dodson
 Tideland Sale Request
 Adjacent to 263 Katlian

P&Z Mailing
 May 6, 2016

Parcel ID: 16075000
RICHARD KATHLIAN
R&D.COOK,M.KATHLEAN,E.JOH
PETERS, CAROL
GENERAL DELIVERY
SITKA AK 99835

Parcel ID: 16090000
THERESA HEYBURN
HEYBURN, THERESA
207 MONASTERY ST
SITKA AK 99835

Parcel ID: 16105000
DAN/GRECHEN STOCKEL
STOCKEL, DAN & GRECHEN
P.O. BOX 1172
SITKA AK 99835-1172

Parcel ID: 16130000
NORTH PACIFIC SEAFOODS, INC.
NORTH PACIFIC SEAFOODS, INC.
4 NICKERSON ST, STE 400
SEATTLE WA 98109

Parcel ID: 16155000
NORTH PACIFIC SEAFOODS, INC.
NORTH PACIFIC SEAFOODS, INC.
4 NICKERSON ST, STE 400
SEATTLE WA 98109

Parcel ID: 16170000
NORTH PACIFIC SEAFOODS, INC.
NORTH PACIFIC SEAFOODS, INC.
4 NICKERSON ST, STE 400
SEATTLE WA 98109

Parcel ID: 16190000
NORTH PACIFIC SEAFOODS, INC.
NORTH PACIFIC SEAFOODS, INC.
4 NICKERSON ST, STE 400
SEATTLE WA 98109

Parcel ID: 16345000
HARRY JIMMY
JIMMY, HARRY
P.O. BOX 986
SITKA AK 99835-0986

Parcel ID: 16365000
ELIZABETH GOLDSBURY
GOLDSBURY, ELIZABETH, L.
278 KOGWANTON ST
SITKA AK 99835

Parcel ID: 16385000
ELIZABETH GOLDSBURY
GOLDSBURY, ELIZABETH, L.
278 KOGWANTON ST
SITKA AK 99835

Parcel ID: 16080000
GENEVIEVE/D./A.
GUANZON/DOWNS/LEONARD
LEONARD, ANITA/GUANZON, G
GUANZON, GENEVIEVE, H.
2329 EUREKA, APT D3
ANCHORAGE AK 99503

Parcel ID: 16095000
THERESA HEYBURN
HEYBURN, THERESA
207 MONASTERY ST
SITKA AK 99835

Parcel ID: 16120000
BRIAN MCNITT
MCNITT, BRIAN
10 MAKSOUTOFF ST
SITKA AK 99835

Parcel ID: 16140000
NORTH PACIFIC SEAFOODS, INC.
NORTH PACIFIC SEAFOODS, INC.
4 NICKERSON ST, STE 400
SEATTLE WA 98109

Parcel ID: 16160000
JACOB WHITE
WHITE, JACOB
P.O. BOX 361
HOONAH AK 99829-0361

Parcel ID: 16175000
NORTH PACIFIC SEAFOODS, INC.
NORTH PACIFIC SEAFOODS, INC.
4 NICKERSON ST, STE 400
SEATTLE WA 98109

Parcel ID: 16195000
NORTH PACIFIC SEAFOODS, INC.
NORTH PACIFIC SEAFOODS, INC.
4 NICKERSON ST, SUITE 400
SEATTLE WA 98109

Parcel ID: 16350000
JOHN/ELIZABETH SKEELE/CAFFREY
SKEELE, JOHN/CAFFREY, ELIZABETH
262 KOGWANTON ST
SITKA AK 99835

Parcel ID: 16370000
LILLY JOHN ESTATE
JOHN,KITKA,HOGBERG % E.HE
JOHN, LILLY ESTATE %
HOOLIS,WALLACE,
P.O. BOX 338
HAINES AK 99827-0338

Parcel ID: 16395000
ROBERT/VIRGINIA CUENIN
CUENIN,
ROBERT/VIRGINIA/CHAMBERS, MARY
2144 TICE CREEK DR, APT 3
WALNUT CREEK CA 94595-5202

Parcel ID: 16085000
KEVIN/MARIFE PLAISANCE
PLAISANCE, KEVIN & MARIFE
P.O. BOX 152
SITKA AK 99835-0152

Parcel ID: 16100000
KAREN LUCAS
LUCAS, KAREN, J.
224 KATLIAN AVE
SITKA AK 99835

Parcel ID: 16125000
TOM/ANITA MATTINGLY/BERGEY
MATTINGLY, TOM & BERGEY, ANITA
P.O. BOX 624
SITKA AK 99835-0624

Parcel ID: 16150000
NORTH PACIFIC SEAFOODS, INC.
NORTH PACIFIC SEAFOODS, INC.
4 NICKERSON ST, STE 400
SEATTLE WA 98109

Parcel ID: 16165000
ANNIE JOSEPH
JOSEPH, ANNIE, Y.
P.O. BOX 684
SITKA AK 99835-0684

Parcel ID: 16180000
LUIS MILLER
MILLER, LUIS (CHUCK)
314 KATLIAN AVE
SITKA AK 99835

Parcel ID: 16200000
NORTH PACIFIC SEAFOODS, INC.
NORTH PACIFIC SEAFOODS, INC.
4 NICKERSON ST, STE 400
SEATTLE WA 98109

Parcel ID: 16360000
ELIZABETH GOLDSBURY
GOLDSBURY, ELIZABETH, L.
278 KOGWANTON ST., #2
SITKA AK 99835

Parcel ID: 16380000
TIMOTHY/LYDIA MCGRAW
MCGRAW, TIMOTHY/LYDIA
288 KOGWANTON ST
SITKA AK 99835

Parcel ID: 16400000
BARANOF ISLAND HOUSING
AUTHORITY
BARANOF ISLAND HOUSING
AUTHORITY
245 KATLIAN AVE
SITKA AK 99835

Forrest Dodson
Tideland Sale Request
Adjacent to 263 Katlian

Memorandum

TO: Maegan Bosak, Planning and Community Development Director

FROM: Wendy Lawrence, Assessing Director *Wendy Lawrence*

SUBJECT: PID: 1-6720-000 Forrest Dodson & Mary J. Holzman inquiry regarding proposed purchase of approximately 1,017sf City of Sitka owned tidelands.

DATE: April 29, 2016

Per your request, I have inspected and reviewed the following described property:

Approximately 1,017 square feet of currently filled tidelands located northwest and seaward of 263 Katlian Avenue (Lot 14, Block 5, Sitka Indian Village, U.S. Survey No. 2542, including a portion of Alaska Tidelands Survey No. 15).

Tideland leases in this area are valued from \$7.70 per square foot for unfilled/submerged tidelands to \$25.85 per square foot for filled tidelands and values are directly correlated to upland values. This proposed purchase area, although small in size, is valuable in nature to both the city as well as the property owner who sees value in this area for access necessary for future renovation of this historic property, and as such it is valued above the mid-range.

This proposed purchase area was filled by the applicant in order to access and fill the submerged tidelands to the rear of this home that were purchased in early 2016. This proposed purchase area not only directly abuts the city's public-access boat grid, but it also serves as the only land access to the remaining portion of Parcel 3 of the City and Borough of Sitka/Hames Corporation Tideland Exchange Subdivision consisting of mostly submerged tidelands in the amount of 10,894sf. Selling off this access would not only make this remainder tideland less valuable for any potential future use or sale, but it would also allow this property owner effectual exclusive land access to the remaining submerged tidelands within this city-owned parcel.

Due to the value associated with the land access issues, and the sloping nature of this tideland (both upland and submerged tidelands), the estimated value of the proposed purchase area is \$13.25 per square foot, for a total value of \$13,475.

Forrest Dodson
Tideland Sale Request
Adjacent to 263 Katlian

Samantha Pierson

From: Dan Tadic
Sent: Monday, April 18, 2016 8:21 AM
To: Michael Harmon; Samantha Pierson
Cc: Stan Eliason; Maegan Bosak; Michael Scarcelli
Subject: RE: Tideland Purchase Inquiry - adjacent to 263 Katlian

Good morning,

I am in agreement with Michael on this one. Losing Katlian waterfront property adjacent to a CBS Harbor facility would inhibit our ability to expand, reconstruct or reconfigure public facilities in the future. While I recognize and understand Mr. Dodson's desire for parking adjacent to his home, granting this request would not serve the best public interest.

Thanks,

Dan Tadic, P.E.
Municipal Engineer
City and Borough of Sitka
Department of Public Works
100 Lincoln Street
Sitka, AK 99835
P (907) 747-1807
F (907) 747-3158
dan.tadic@cityofsitka.org

From: Michael Harmon
Sent: Friday, April 15, 2016 3:16 PM
To: Samantha Pierson <samantha.pierson@cityofsitka.org>
Cc: Dan Tadic <dan.tadic@cityofsitka.org>; Stan Eliason <stan.eliason@cityofsitka.org>; Maegan Bosak <maegan.bosak@cityofsitka.org>; Michael Scarcelli <michael.scarcelli@cityofsitka.org>
Subject: RE: Tideland Purchase Inquiry - adjacent to 263 Katlian

Good afternoon:

It is not clear in the drawing what parcel is being requested. Generally it is my recommendation that areas on Katlian adjacent to CBS facilities should be preserved for future expansion. The Harbor Department has discussed the need to increase revenue through better utilization of their facilities and better serving their customers. A common theme in doing this is adding better yacht tendering and work float facilities including ramps. Any site along Katlian is prime form such usage except for the shortage of parking. This problem exists both at the grid and at the seaplane base location. Land and space along Katlian to accommodate expansion is at a premium and should be preserved for the future.

I look forward to getting more information on this request to get a sence of how it will benefit the community.

Forrest Dodson
Tideland Sale Request
Adjacent to 263 Katlian



MICHAEL HARMON, P.E.



Public Works Director
City and Borough of Sitka
100 Lincoln Street
Sitka, AK 99835
Office 907-747-1823
Fax 907-747-3159
michael.harmon@cityofsitka.org



From: Samantha Pierson

Sent: Friday, April 15, 2016 11:23 AM

To: cbs.deptheads.staff <cbs.deptheads.staff@cityofsitka.org>

Subject: Tideland Purchase Inquiry - adjacent to 263 Katlian

Dear Department Heads,

Bud Dodson has expressed interest in purchasing a parcel of city-owned tidelands adjacent to his property at 263 Katlian Avenue. He recently finalized a purchase of tidelands seaward of 263 Katlian. This is a separate request. He has stated that he plans to use this parcel for parking at his home.

Like most land sales, this proposal will also receive formal review by the Historic Preservation Commission and the Port and Harbors Commission.

Before proceeding with a process to possibly dispose of this property, a necessary step is to determine if it is surplus to the city's needs.

Therefore, I ask department heads to advise the Planning Department as to whether this parcel is surplus to their department's needs. Additionally, even if it is surplus, please advise if you are aware of a reason why it might be in the city's best interest to retain this property in the city lands inventory.

Please respond by Tuesday, April 26, or let me know if you need more time. If we receive no response from a department, the Planning Department will consider there to be no objection to disposing of the property.

Feel free to give me a call if you would like more information. Thank you.

Sam

Samantha Pierson
Planner I
City and Borough of Sitka
100 Lincoln Street
Sitka, AK 99835
(907) 747-1814

Forrest Dodson
Tideland Sale Request
Adjacent to 263 Katlian

Samantha Pierson

From: Samantha Pierson
Sent: Friday, April 15, 2016 11:24 AM
To: cbs.depthheads.staff
Subject: Tideland Purchase Inquiry - adjacent to 263 Katlian
Attachments: Dodson tideland request.pdf

Dear Department Heads,

Bud Dodson has expressed interest in purchasing a parcel of city-owned tidelands adjacent to his property at 263 Katlian Avenue. He recently finalized a purchase of tidelands seaward of 263 Katlian. This is a separate request. He has stated that he plans to use this parcel for parking at his home.

Like most land sales, this proposal will also receive formal review by the Historic Preservation Commission and the Port and Harbors Commission.

Before proceeding with a process to possibly dispose of this property, a necessary step is to determine if it is surplus to the city's needs.

Therefore, I ask department heads to advise the Planning Department as to whether this parcel is surplus to their department's needs. Additionally, even if it is surplus, please advise if you are aware of a reason why it might be in the city's best interest to retain this property in the city lands inventory.

Please respond by Tuesday, April 26, or let me know if you need more time. If we receive no response from a department, the Planning Department will consider there to be no objection to disposing of the property.

Feel free to give me a call if you would like more information. Thank you.

Sam

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