



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

AGENDA ITEM:

Case No: P 17-03
Proposal: Request for replat at 210 Lake Street and 404 Oja Way
Applicant: Western Steel, Inc.
Owner: Sitka Residences LLC
Location: 210 Lake Street and 404 Oja Way
Legal: Portion of Lots 1, 2, 3, and C82 of Block 10 US Survey 1474 Tract A
Zone: CBD Central Business District
Size: Current: 6704 and 14,037 square feet
Proposed: 21,290 square feet
Parcel ID: 1-1052-000, 1-1070-000
Existing Use: Commercial and Residential
Adjacent Use: Commercial, Public, Residential
Utilities: Existing
Access: Lake Street

KEY POINTS AND CONCERNS:

1. Findings: Staff recommends findings:
 - That the proposed replat complies with the Comprehensive Plan and Sitka General Code Titles 21 and 22 by facilitating the creation of on-site parking for a hotel; and
 - That the replat would not be injurious to public health, safety, and welfare.
2. Key Point: The purpose of the replat is to further develop the hotel property, which is a permissible use within the CBD zone. The specific expansion will allow for a parking lot and reduced building code requirements regarding construction near a property line. Single-family residential use is not a permissible use, but a legal nonconforming use. Ultimately, the zoning would indicate an intent for single family use to be replaced with business or mixed use.
3. Adjacent residential use would like a fence installed to mitigate impacts from parking lot and hotel use. It appears the applicant in good faith is willing to install a quality wood fence that would mitigate impacts to adjacent uses.

RECOMMENDATION:

Staff recommends that the Planning Commission find P 17-03 to be consistent with Sitka General Code Titles 21 and 22 and the Comprehensive Plan and to approve the replat application for 210 Lake Street and 404 Oja Way.

ATTACHMENTS

Attachment A: Vicinity Map
Attachment B: Aerial Vicinity Map
Attachment C: Zoning Map
Attachment D: Proposed Plat
Attachment E: Current Plat

Attachment F: Parcel Pictures
Attachment G: Application
Attachment H: Flood Zone Map
Attachment I: Mailing List
Attachment J: Proof of Payment
Attachment K: Warranty Deed

BACKGROUND

This property consists of four legal lots held by one owner, Sitka Residences, LLC. These lots were created as part of the Sitka Townsite. Lots 1, 2, and C82 have historically been owned together, so square footages and street addresses have been combined into one unit for Assessing and GIS purposes.

An office building and a single-family residence previously existed on the lots. The office building has since been demolished and replaced by a hotel. The single-family house is existing but demolition plans are impending. The space occupied by the house will be converted into on-site parking for the hotel.

PROJECT DESCRIPTION

This request is to replat the four lots into one lot. The properties at 210 Lake Street and 404 Oja Way are in the Central Business District. The CBD zone does not prescribe a minimum lot size.¹ The existing lots are 6704 and 14,037 square feet. The replat of these four lots would result in a 21,290 square foot lot.

ANALYSIS

Project/Site: A hotel is under construction on Lots 1, 2, and C82. A single-family structure exists on portion of Lot 3 but is scheduled for demolition. The lots are fairly flat. Setbacks in the Central Business District are determined by the Planning Director's approval of the site plan. There is no requirement for building lot coverage. The hotel under construction meets the 50 foot height limit.

The applicant seeks to combine these four legal lots together for the purpose of providing on-site parking for the hotel.

Traffic: The overarching plan is to create on-site parking that would be accessed from Oja Way. This would increase traffic flow on Oja Way, a municipal street. Flow of traffic and the associated noise, exhaust, and lights could impact adjacent residential use. The applicant in good faith appears agreeable to install a fence that will mitigate these impacts.

¹ Table 22.20-1—Development Standards

Parking: Parking will be provided in an on-site lot; however, on-site parking is not required in the Central Business District.

Noise: Parking could create more noise than a single-family residential property, but this is to be expected in the Central Business District.

Public Health or Safety: Replat would facilitate creation of on-site, off-street parking. No concerns.

Habitat: No concerns.

Property Value or Neighborhood Harmony: The intended use of a hotel with parking provides similar uses as other business in the area, and with the bonus of additional parking.

Conformity with Comprehensive Plan: The proposal conforms to Comprehensive Plan Section 2.3.17 which states, "To seek out and expand downtown parking capacity wherever possible" by facilitating the creation of on-site parking for the hotel under construction.

FINDINGS:

Staff recommends the following findings:

- 1) That the proposed replat complies with the Comprehensive Plan and Sitka General Code Titles 21 and 22 by facilitating the creation of on-site parking for a hotel; and
- 2) That the replat would not be injurious to public health, safety, and welfare.

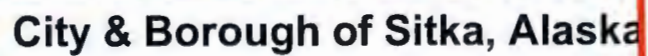
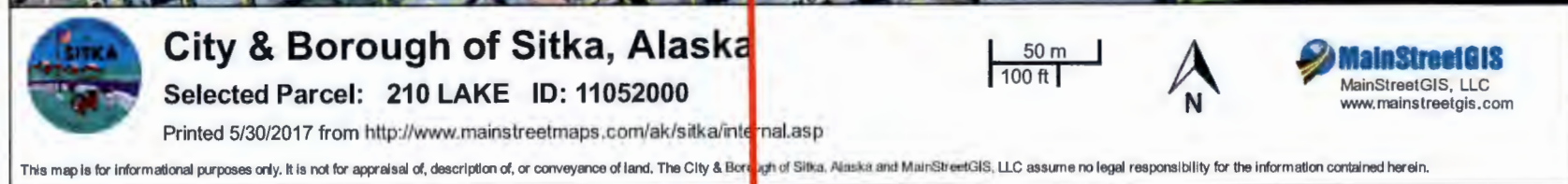
RECOMMENDATION

It is recommended that the Planning Commission adopt the staff analysis and move to approve the replat of 210 Lake Street and 404 Oja Way.

RECOMMENDED MOTIONS

- 1) I move to adopt and approve the findings as discussed in the staff report.
- 2) I move to approve the replat request for 210 Lake Street and 404 Oja Way. The properties are also known as Portion Lot 1, 2, 3, and C82 Block 10 US Survey 1474, Tract A. The request is filed by Western Steel, Inc. The owner of record is Sitka Residences, LLC.





Selected Parcel: 210 LAKE ID: 11052000

Printed 5/30/2017 from <http://www.mainstreetmaps.com/ak/silka/internal.asp>



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Selected Parcel: 210 LAKE ID: 11052000

A horizontal scale bar with a vertical tick mark on the left. The text "50 m" is centered above the bar, and "100 ft" is centered below the bar.



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

DATE _____ OWNER _____ (SIGNATURE) _____

DATE _____ DONOR _____ SIGNATURE _____

US OF AMERICA
STATE OF ALASKA
CITY & BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME,
THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY
COMMISSIONED AND SWORN, PERSONALLY APPEARED

TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND _____ ACKNOWLEDGED TO ME THAT _____ SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARY SEAL, THE DAY AND YEAR IN THIS CERTIFICATE FIRST
HEREIN WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

I THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ASSESSOR FOR THE CITY & BOROUGH OF SITKA, HEREBY CERTIFY THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY & BOROUGH OF SITKA, 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 OF SITKA ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR 20____ WILL BE DUE ON OR BEFORE AUGUST 31, 20____ DATED THIS ____ DAY OF ____.

ASSESSOR, CITY AND BOROUGH OF SITKA

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA PLATTING BOARD, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD BY PLAT RESOLUTION NO. _____ DATED _____ 20____, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE _____ CHAIRMAN, PLATTING BOARD _____

SYNOPSIS

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	DAY
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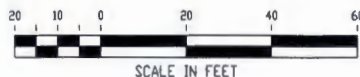
CITY AND TROUGH DECK

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:

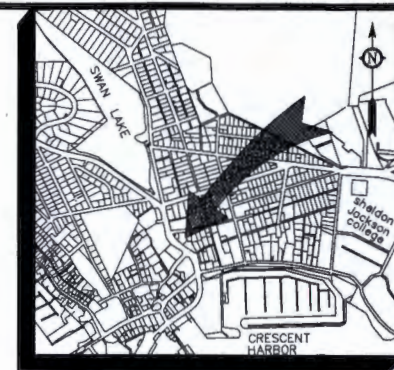
(ALL OWNERS OF RECORD), AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL L.I.D.'S ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL.

DATED THIS 20 DAY OF AT SITKA, ALASKA

FINANCE DIRECTOR
CITY & BOROUGH OF SITKA

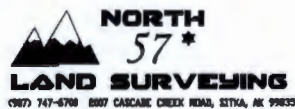
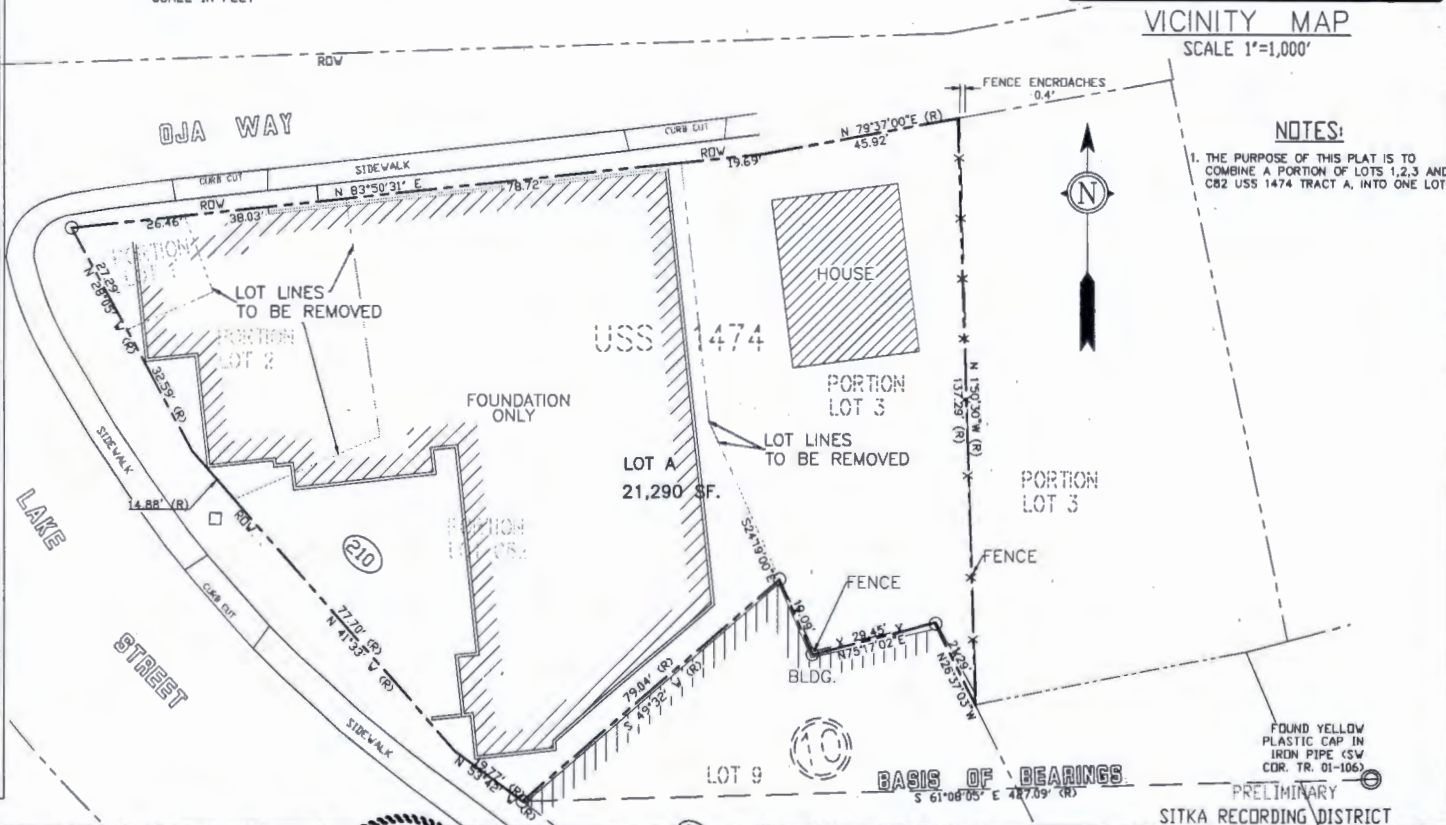


☒ PRIMARY CONTROL MONUMENT RECOVERED (BRASS CAP)
☒ SECONDARY MONUMENT (SET)
☐ SECONDARY MONUMENT (RECOVERED)
 (R) RECORDED DATA
 (C) COMPUTED DATA
 (M) MEASURED DATA



SCALE 1"=1,000'

1. THE PURPOSE OF THIS PLAT IS TO COMBINE A PORTION OF LOTS 1,2,3 AND C82 USS 1474 TRACT A. INTO ONE LOT.

[illegible]

DESIGNED BY: JCH/ACB
DRAWN BY: JCH/ACB
CHECKED BY: JCH
DATE OF PLT: 30 MAY 2017
SCALE: 1" = 20'
DRAWING NAME: 40059-01
PROJECT: 40059-01

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN _____ A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT 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.

DATE _____ KELLY O'NEILL _____ L.S. 1320 _____

POR. LOT 1, 2, 3 AND C82
BLOCK 10 USS 1474. TRACT A

CLIENT: ASPEN HOTELS

Sur. No. 226.

SWAN
LAKE

LAKE

AVENUE

STREET

PESCHOUROFF
STREET

STREET

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CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT GENERAL APPLICATION FORM

1. Request projects at least TWENTY-ONE (21) days in advance of next meeting date.
2. Review guidelines and procedural information.
3. Fill form out completely. No request will be considered without a completed form.
4. Submit all supporting documents and proof of payment.

APPLICATION FOR:

☐ VARIANCE☐ CONDITIONAL USE☐ ZONING AMENDMENT☒ PLAT/SUBDIVISION

BRIEF DESCRIPTION OF REQUEST: The combining of four lots
into one lot.

PROPERTY INFORMATION:

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

CURRENT LAND USE(S): Residential/
commercial PROPOSED LAND USES (if changing): _____

APPLICANT INFORMATION:

PROPERTY OWNER: Western Steel Inc.

PROPERTY OWNER ADDRESS: 1105 Porter Way, Milton, WA 98354

STREET ADDRESS OF PROPERTY: 210 Lake St and 404 Oja Way

APPLICANT'S NAME: Georges@aspenmanagement.net

MAILING ADDRESS: _____

EMAIL ADDRESS: _____ DAYTIME PHONE: 206-954-1931

PROPERTY LEGAL DESCRIPTION:

TAX ID: 11052000 11070000 LOT: 1, 2, 3, and C82 BLOCK: 10 TRACT: A

SUBDIVISION: _____ US SURVEY: 1474

OFFICE USE ONLY

COMPLETED APPLICATION		SITE PLAN	
NARRATIVE		CURRENT PLAT	
FEE		PARKING PLAN	

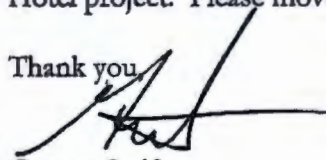
SITKA RESIDENCES, LLC
ADMINISTRATIONS OFFICE
1105 Porter Way ~ Milton, WA 98354
Ph: 253/ 250 – 5308 Fx: 253/ 250 – 5320

June 1, 2017

Michael Scarcelli,

Please accept North 57 Land Survey's application for the consolidation of the lots for the Aspen Hotel project. Please move forward with the application.

Thank you,

A handwritten signature in black ink, appearing to be 'George Swift', written over the 'Thank you,' text.

George Swift
Manager/Owner

Property Info:
Aspen Suites Hotel ~ Sitka
210 Lake Street ~ Sitka, AK 99835

Samantha Pierson

From: Michael Scarcelli
Sent: Friday, June 16, 2017 9:04 AM
To: Samantha Pierson
Subject: FW: 404 Oja replat

Comment received yesterday from adjacent property owner regarding replat of aspen. For file. I will address in staff report.

From: Roy Anderson [mailto:rtanderson@ahfc.us]
Sent: Thursday, June 15, 2017 3:56 PM
To: Michael Scarcelli <michael.scarcelli@cityofsitka.org>
Subject: 404 Oja replat

Michael, we spoke earlier this week regarding a fence along the property line between 404 Oja and my property 406 Oja. I would like a conduction of the property replat to make sure the owner of 210 Lake/404 Oja build and maintain a 6' fence. With traffic going and coming in what will be their parking lot head lights will be shining in my windows. And the fence would cut down on this problem. Thank Roy & Ronda Anderson

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City & Borough of Sitka, Alaska

Selected Parcel: 210 LAKE ID: 11052000

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50 m
100 ft



MainStreetGIS
MainStreetGIS, LLC
www.mainstreetgis.com

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Parcel ID: 10860000
SCOJO, LLC
WESTMARK SITKA
SCOJO, LLC
330 SEWARD ST.
SITKA AK 99835

Parcel ID: 11052000
SITKA RESIDENCES, LLC
SITKA RESIDENCES, LLC
1105 PORTER WAY
MILTON WA 98354

Parcel ID: 11080000
EDWARD/JOYCE MARTIN JOINT
LIVING TRUST
MARTIN, JAMES, E./JOYCE, M.
830 FRANKTON RD
HOOD RIVER OR 97031

Parcel ID: 11125000
CHRISTIE/COLIN JONES/HERFORTH
JONES, CHRISTIE/HERFORTH, COLIN
P.O. BOX 2728
SITKA AK 99835-2728

Parcel ID: 11155000
RUTH ROBINSON
ROBINSON, RUTH ANN
5969 CENTRAL AVENUE
ANACORTES WA 98221

Parcel ID: 10900000
CITY & BOROUGH OF SITKA
FIREHALL
C/B OF SITKA
100 LINCOLN ST
SITKA AK 99835

Parcel ID: 11070000
WHITE HOUSE, LLC
WHITE HOUSE, LLC
117 GRANITE CREEK RD, STE 201
SITKA AK 99835

*Same owner as
11052000*

Parcel ID: 11090000
ERIC/BRITA SPECK
SPECK, ERIC & BRITA
607 ETOLIN ST
SITKA AK 99835-7639

Parcel ID: 11130000
SITKA PROF. CTR., LLC
C/O DAVIS REALTY
SITKA PROF. CTR., LLC
208 LAKE ST, STE D
SITKA AK 99835

Parcel ID: 11165000
SANDRA BURGESS
PARADISE COURT
BURGESS, SANDRA, K.
1494 SW GRANDVIEW AVE
CHEHALIS WA 98532

Parcel ID: 10905000
DOCK STREET BLDG. CORP.
DOCK STREET BLDG. CORP.
P.O. BOX 7920
KETCHIKAN AK 99901-7920

Parcel ID: 11075000
ROY/RONDA ANDERSON REVOCABLE
TRUST
ANDERSON TRUST, ROY & RONDA
118 MILLER DR
SITKA AK 99835

Parcel ID: 11095000
GAIL JOHANSEN
JOHANSEN, GAIL, A.
3511 HALIBUT POINT RD
SITKA AK 99835

Parcel ID: 11148000
SITKA PROF. CTR., LLC
C/O DAVIS REALTY
SITKA PROF. CTR., LLC
208 LAKE ST, STE D
SITKA AK 99835

Parcel ID: 12435000
CITY & BOROUGH OF SITKA
MUNICIPAL-STATE OFFICE BL
C/B OF SITKA
100 LINCOLN ST
SITKA AK 99835

P&Z Mailing
June 9, 2017

INVOICE

CITY AND BOROUGH OF SITKA

100 LINCOLN STREET, SITKA ALASKA 99835

DATE: 5/30/17

To: North 57

ACCOUNT # 100-300-320-3201.002
PLANNING & ZONING

Variance.....	
Conditional Use Permit.....	
Minor Subdivision.....	50.00
Major Subdivision.....	
Zoning Map Change.....	
Zoning Text Change.....	
Lot Merger.....	
Boundary Line Adjustment.....	
General Permit.....	
Appeal of Enforcement Action (Pending).....	
Other.....	
Sales Tax.....	3.00
TOTAL.....	53.00

Thank you

PAID

MAY 30 2017

CITY & BOROUGH OF SITKA



WHEN RECORDED RETURN TO:

Name: Sitka Residences, LLC
Address: 1105 Porter Way
Milton, Washington 98354

WARRANTY DEED

THIS INDENTURE, made and entered into this 18 day of November, 2015 by and between

Sitka Professional Center Building, LLC

whose mailing address is: P.O. Box 257, Sitka, AK 99835, **GRANTOR**, and

Sitka Residences, LLC

whose mailing address is: 1105 Porter Way, Milton, Washington 98354, **GRANTEE**,

WITNESSETH:

That the said Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, does by these presents convey and warrant unto said Grantee, all of the following described property, to wit:

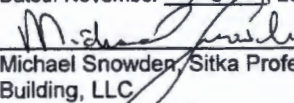
Lot One (1) Lot Two (2) and Protocol Lot C-Eighty-Two (C82), all in Block Ten (10), Sitka Townsite U.S. Survey 1474. Sitka Recording District, First Judicial District, State of Alaska.

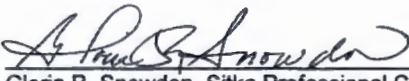
Excepting therefrom that portion conveyed to the City and Borough of Sitka, Alaska, by Deed recorded in Book 38, Page 729 & 730.

SUBJECT TO covenants, conditions, easements, restrictions, reservations and rights-of-way of record, if any.

TO HAVE AND TO HOLD the premises, with the appurtenances unto the said Grantee, and to its heirs and assigns forever.

Dated: November 18, 2015


Michael Snowden, Sitka Professional Center
Building, LLC


Gloria R. Snowden, Sitka Professional Center
Building, LLC

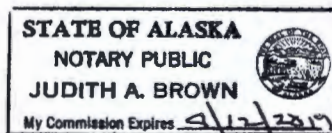
STATE OF ALASKA

FIRST JUDICIAL DISTRICT

)
) ss.
)

On this day personally appeared before me: Michael Snowden and Gloria R. Snowden to me known to be the individual(s) described in and who executed the above and foregoing instrument, and acknowledged to me that they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal this 18 day of November, 2015




Notary Public in and for the State of Alaska
My commission expires: 8/12/2017



AFTER RECORDING, RETURN TO:

Sitka Residences, LLC
1105 Porter Way
Milton, Washington 98354

AETIA 54134

WARRANTY DEED

A.S. 34.15.030

The Grantor, **WHITE HOUSE, LLC, an Alaskan Limited Liability Company**, whose address is 106 Lincoln Street, Sitka, AK 99835, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, conveys and warrants to **SITKA RESIDENCES, LLC**, Grantee, whose mailing address is 1105 Porter Way, Milton, Washington 98354, the following-described real estate:

A fractional part of Lot Three (3), Block Ten (10), U.S. Survey 1474, Tract A, Sitka Townsite, Sitka Recording District, First Judicial District, State of Alaska, more particularly described as follows:

BEGINNING at the Northwest corner of Lot 3, Block 10, as Corner No. 1; thence S 6°11' E a distance of 69.63 feet to Corner No. 2; thence S 24°19' E a distance of 59.55 feet to Corner No. 3; thence N 75°17' E a distance of 29.45 feet to Corner No. 4; thence S 26°37' E a distance of 21.30 feet to Corner No. 5; thence N 1°50'30" W a distance of 137.29 feet, more or less, to the boundary of Oja Way and Corner No. 6; thence S 88° 06' W along Oja Way a distance of 65.67 feet, more or less, to Corner No. 1 and the point of beginning.

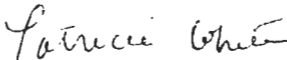
EXCEPTIONS THEREFROM: that portion adjacent to Oja Way conveyed to the City and Borough of Sitka by Warranty Deed recorded March 18, 1977 in Book 38 at Page 726.

SUBJECT TO reservations, exceptions, easements, covenants, conditions and restrictions of record, if any.

DATED this 12 day of May, 2017.

GRANTOR: **WHITE HOUSE, LLC, an Alaskan Limited Liability Company**

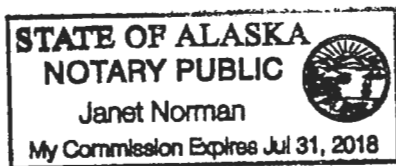
By: 
Dirk White, Member

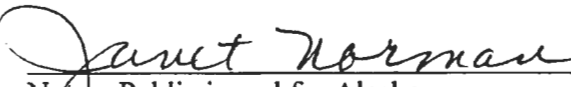
By: 
Patricia White, Member

STATE OF ALASKA)
) ss.
FIRST JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 12th day of May, 2017, before me, the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared **Dirk White** and **Patricia White** to me known and known to me to be the Member of **WHITE HOUSE, LLC**, and known to me to be the person who signed the foregoing instrument, on behalf of said limited liability company, and he acknowledged to me that he signed and sealed the same as a free act and deed of the said limited liability company for the uses and purposes therein expressed.

WITNESS my hand and official seal on the day and year in this certificate first above written.




Notary Public in and for Alaska
My Commission Expires: 7/31/2018

WARRANTY DEED
A-4350\5357\Warranty Deed

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