



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:** Replat (removal of lot lines) between Lots 4, 5, 6, 7, 8, 9 Block DMoore Memorial Addition and Lot 1 Harbor View Condominium Subdivision, creating one large lot.

The replat will create Lot 1 containing 1.20 acres. The condo access easement will also be
removed as relocation through the back of the parcel has been agreed to.

PROPERTY INFORMATION:CURRENT ZONING: C-1 PROPOSED ZONING (if applicable): C-1CURRENT LAND USE(S): Vacant/ professional offices PROPOSED LAND USES (if changing): Professional offices/ housing**APPLICANT INFORMATION:**PROPERTY OWNER: SouthEast Alaska Regional Health Consortium (SEARHC)PROPERTY OWNER ADDRESS: 222 Tongass Drive Sitka, AK 99835

STREET ADDRESS OF PROPERTY: _____

APPLICANT'S NAME: Maegan BosakMAILING ADDRESS: 222 Tongass Drive Sitka, AK 99835EMAIL ADDRESS: maeganb@searhc.org DAYTIME PHONE: 907.966.8942**SEARHC**

Last Name

Date Submitted

Project Address

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.

Mary BOSEN - on behalf of SEARHC

Owner

11.19.20

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.

Applicant (If different than owner)

Date

SEARHC

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:** _____

The HPR Subdivision will be removing lot lines between six small lots and creating one large lot at 52,391.38 sq. ft. This new lot will be in excess of the zoning code requirements and is in prep for a mixed use development.

• **EXISTING UTILITIES AND UTILITY ROUTES:** _____

Two small utility easements will be vacated in this plat. New easements will be created as the future use is designed.

• **PROPOSED UTILITIES AND UTILITY ROUTES:** Current access to utilities will not be changed.

• **ACCESS, ROADS, TRANSPORTATION, AND MOBILITY:** Access available from HPR or Brady Street.

Multiple curbed access points exist.

• **IMPACT OF PROPOSAL ON ANY EXISTING EASEMENTS:** The current access easement for the

Harborview Condo Association has been agreed to be relocated to the back of the lot. New easement has been recorded.

• **PUBLIC HEALTH, SAFETY, AND WELFARE:** No Changes.

• **ACCESS TO LIGHT AND AIR:** No Changes.

SEARCHC

Last Name

Date Submitted

Project Address

• **ORDERLY AND EFFICIENT LAYOUT AND DEVELOPMENT:** The replat will allow higher use of previously vacant commercial property.

• **DESCRIBE ALL EXISTING STRUCTURES, THEIR USE, AND PROXIMITY TO PROPOSED PROPERTY LINES:**
No existing structures.

• **EXISTENCE OF ANY ENCROACHMENTS:** N/A

• **AVAILABILITY OF REQUIRED PARKING:** N/A. Parking requirements to be determined once building plans are finalized.

• **SUMMARY OF PROPOSED EASEMENT AGREEMENTS OR COVENANTS:** New easement agreement was recently signed and recorded, moving the Harborview Condo Association access to the rear of the property. This provided safer access and ease in maintenance. The association voted and the majority was in support of the easement relocation.

ANY ADDITIONAL COMMENTS _____

Maegan Bosak (on behalf of SEARHC)
Applicant

11.19.20
Date

SEARHC

Last Name

Date Submitted

Project Address