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10/13/2021

Kenton Bloom  
Seabright Survey & Design  
Electronically submitted: [seabrightz@yahoo.com](mailto:seabrightz@yahoo.com)

Re: Preliminary Plat Submittal: Seldovia East Townsite Addn. Watson 2021 Replat

Mr. Kenton,

The Seldovia Planning Commission discussed and approved the site plans for the Seldovia East Townsite Addn. Watson 2021 Replat at their October 6, 2021 regular meeting. Please see the unapproved minutes below from the site plan hearing. Also, attached is a clerk's memo that was submitted to the Commission pertaining to the hearing and requested by the Commission to be submitted along with their decision.

Excerpt from the unapproved October 06, 2021 Seldovia Planning Commission minutes:

1. Preliminary Plat Submittal: Seldovia East Townsite Addn. Watson 2021 Replat

A. Presentation by Staff or Commission

CLERK GEAGEL- Presented the preliminary plat submittal for the Seldovia East Townsite Addition, Watson 2021 replat, provided a memorandum that reviewed that the replat met the requirements of the Waterfront Commercial Residential District, and introduced the surveyor for the project, Kenton Bloom, who was available for questions.

B. Public Presentation or Hearing

None

C. Commission Discussion

DIETRICH- Spoke in support of the preliminary plat submittal.

FORSBERG- Spoke in support of the preliminary plat submittal.

REIN- Discussed that her only concern was that the easement for access was in place and it looked like it was.

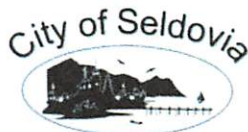
D. Action/Disposition

DIETRICH/FORSBERG MOVED TO APPROVE THE PRELIMINARY REPLAT  
NO OBJECTION/ROLL CALL VOTE/ REIN-Y, FORSBERG-Y, DIETRICH-Y/ MOTION  
CARRIED

CONSENSUS OF THE COMMISSION THAT THE MEMO PROVIDED BY THE CLERK BY  
ATTACHED AS THEIR FINDINGS

Sincerely,

Heidi Geagel  
City Clerk, Special Projects & Communications Coordinator  
City of Seldovia



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## MEMORANDUM

TO: Seldovia Planning Commission  
FROM: Heidi Geagel, City Clerk  
DATE: September 24, 2021  
RE: Preliminary Plat Submittal: Seldovia East Townsite Addn. Watson 2021 Replat

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### **RECOMMENDATION**

Review and consider approval of Preliminary Plat Submittal: Seldovia East Townsite Addn. Watson 2021 Replat

### **OVERVIEW**

Per surveyor, Kenton Bloom, the following is reasoning for the replat as presented "The owner wants to subdivide the property in order the sell the lower house that is located on the waterfront lot 2B-2."

### **INFORMATION**

Please see the below information pertaining to the above replat request as compiled by City Staff:

- A. **District-** Waterfront Commercial Residential (WCR)
- B. **Permitted Use-** Both lots will be residential which is a permitted use in the WCR.
- C. **Minimum Lot Area and Width-** No minimum lot are established in WCR but the actual lot area shall be sufficient to meeting parking, open space, natural area and setback standards of the district.
  - **Open space-** residential areas shall provide at least 1000 square feet of open space pre dwelling unit that may not be used for parking or permanent structures, however, 50% may be a covered patio or similar structure. There will be approximately 2100 square feet of open space on lot 2B-2 and at least 8800 square feet of open space on lot 2A-2.
  - **Natural area-** 25% of the land area involved shall be left with the natural vegetation and terrain existing prior to development. The open space available stated above will ensure that over 25% of the land area involved has been left with natural vegetation for both lots.
  - **Parking-** Two off-street parking spaces are required per dwelling unit. Each lot has at least two parking spaces as shown in the attached drawing. Lot 2A-2 has ample parking, and two parking spaces have been added to the north of the existing driveway for Lot 2B-2.
  - **Building setbacks-** The building setback requirement for the WCR district is five feet from all right-of-way's and six feet from all property boundaries. Building setbacks for this replat are all pre-existing, except for the southeastern boundary which will have the closet setback point of 31.5 feet, all setback requirements have been met.

- D. **Building height-** Buildings are pre-existing, building height is not being altered.
- E. **Visibility at intersections-** Not applicable, property is landlocked with access through an easement.
- F. **Access Easement-** Both properties will retain access through the existing easements.
- G. **Additional Easements-** An additional 3' wide waterline easement is noted on the replat along with a 20' utility easement and sewer line easements on the slough side of the lots.

Enclosed:

Correspondence from Kenton Bloom, surveyor (pertaining to the above memo)  
Seldovia Townsite East Addition 2006 Replat

Hi Heidi,

There will be approximately 2100 sq ft of open space on Lot 2B-2 and at least 8800 sq ft of open space on Lot 2A-2. This will ensure that over 25% of each lot is left with natural vegetation. Lot 2A-2 has ample parking, and two parking spaces have been added to the north of the existing driveway for Lot 2B-2. Both properties will retain access through the existing easements. In addition to the 3' waterline easement and the 20' utility easement, there are sewerline easements depicted/noted on the slough side of the lots. Attached is a revised copy of the plat depicting the parking area. Hopefully this helps!

Cordially,  
Kenton