

Sponsored by: Applicants

**CITY OF SEWARD, ALASKA  
PLANNING AND ZONING COMMISSION  
RESOLUTION 2006-17**

**A RESOLUTION OF THE SEWARD PLANNING AND ZONING COMMISSION, RECOMMENDING CITY COUNCIL AND THE KENAI PENINSULA BOROUGH APPROVAL OF THE REPLAT OF LOT 17A, BLOCK 9 AND LOTS 1 AND 2, BLOCK 4, ORIGINAL TOWNSITE OF SEWARD, INCLUDING: VACATION OF THE PORTION OF WASHINGTON STREET LOCATED BETWEEN FIFTH AVENUE AND THE EAST BOUNDARY OF THE ALLEY LOCATED 100 FEET TO THE WEST; INCLUDING ANY UNNECESSARY UTILITY EASEMENTS; AND ADDING AN ADDITIONAL THIRTY (30) FEET TO THE EAST SIDE OF THE ALLEY BETWEEN WASHINGTON STREET AND RAILWAY AVENUE; AND EXTENDING NORTH TO CREATE A CURVED RADIUS IN ACCORDANCE WITH KENAI PENINSULA BOROUGH CODE**

**WHEREAS**, the National Park Service has submitted a replat to the City of Seward which will incorporate the vacated portion of Washington Street, widen the adjacent alley by twenty (20) feet, and vacate interior lot lines for review and recommendation to the Kenai Peninsula Borough; and

**WHEREAS**, the applicants wish to use the replatted property to construct the Mary Lowell Center, a multi-agency facility which will provide administrative offices and visitor services for the National Park Service, US Forest Service and a conference facility for use by visitors to Seward, the preceding agencies, and the City of Seward; and

**WHEREAS**, constructing one building for the Mary Lowell Center at this location will provide more connectivity to visitor-related businesses, shared operation and maintenance expenses, ideal waterfront connection, an unobstructed view from the conference facility, and has the potential to contribute to the revitalization of the downtown area; and

**WHEREAS**, in accordance with Seward City Code, the Commission held a public hearing on the request to vacate at their October 6, 2005 regular meeting and approved the request with certain conditions; and

**WHEREAS**, the Kenai Peninsula Borough Planning Commission held a public hearing on the request to vacate at their November 28, 2005 regular meeting and approved the request to vacate subject to certain conditions, including providing suitable turnaround area for vehicles of emergency service providers and ensuring that there is an alternate tsunami escape route; and

**WHEREAS,** the City Council did not object to the vacation of that portion of Washington Street within 30 days of the decision by the Kenai Peninsula Planning Commission and consent was deemed to have been given to the vacation; and

**WHEREAS,** in accordance with Seward City Code, the Commission held a public hearing on the preliminary plat at their July 6, 2006 regular meeting.

**NOW, THEREFORE, BE IT RESOLVED** by the Seward Planning and Zoning Commission that:

**Section 1.** The Commission recommends that the Seward City Council and the Kenai Peninsula Borough approve the National Park Service request for the Replat of Lot 17A, Block 9 and Lots 1 and 2, Block 4, OTS, including the vacated portion of Washington Street located between Fifth Avenue and the East boundary of the alley located 100 feet to the West, including any unnecessary utility easements, and adding an additional thirty (30) feet to the East side of the alley between Washington Street and Railway Avenue; and extending North to create a curved radius in accordance with Kenai Peninsula Borough Code, with the following conditions:

1. A vehicular and pedestrian traffic plan and off-site parking plan, including accessible parking, will be developed through public process and be approved by the Planning and Zoning Commission through the Conditional Use Permit process.
2. City approves an alternate tsunami escape route.
3. An additional ten (10) feet of right of way along the East side of the alley should be dedicated to be in compliance with the minimum street width of fifty (50) feet as required by the Seward City Code.
4. The fifty (50) foot dedication shall be required extending North to create a curved radius in accordance with Kenai Peninsula Borough Code.
5. In accordance with Kenai Peninsula Borough § 20.20.170 'Pedestrian ways required when' an eight foot North-South pedestrian easement shall be provided within the Western side of existing lot 17A connecting to the eight foot pedestrian easement along the Northern Boundary of the property."
6. NPS to provide to the City easements satisfactory to the City for all existing and future utility needs.

7. NPS to execute satisfactory agreement(s) with the City to relocate utilities to the property as necessary, to construct the street between Washington Street and Railway Avenue, and to provide sidewalks to City specifications, all of which are to be completed at Mary Lowell Center Project expense at such time the Mary Lowell Center is constructed at this site.
8. The commission further recommends that the Kenai Peninsula Borough grant an exception to the applicant to delay the recording of the final plat. The commission recommends the City enter into an agreement with NPS to allow continue use of the vacated portion of Washington Street as a public way until construction begins and reversion as a public property, if the project does not use the vacated parcel at the property.

**Section 2.** This resolution shall take effect immediately upon its adoption.

**PASSED AND APPROVED** by the Seward Planning and Zoning Commission this 6<sup>th</sup> day of July 2006.

**THE CITY OF SEWARD, ALASKA**

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Marianna Keil, Chair

AYES: Anderson, Clark, Hohl, Keil, Roach', Smith, Strobel  
NOES: None  
ABSENT: None  
ABSTAIN: None

ATTEST:

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Jean Lewis, CMC  
City Clerk

(City Seal)