

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: The Sitka Community Land Trust seeks to develop a
Planned Unit Development on 1410/1414 Halibut Point Road. This is the second half of our 14
home cottage neighborhood with a 'commons' in the middle of the neighborhood.

PROPERTY INFORMATION:
 CURRENT ZONING: R2 PROPOSED ZONING (if applicable): same
 CURRENT LAND USE(S): empty PROPOSED LAND USES (if changing): cottage neighborhood

APPLICANT INFORMATION:
 PROPERTY OWNER: Sitka Community Land Trust
 PROPERTY OWNER ADDRESS: PO Box 6461
 STREET ADDRESS OF PROPERTY: 1410/1414 HPR
 APPLICANT'S NAME: Randy Hughey
 MAILING ADDRESS: 220 Lakeview Dr
 EMAIL ADDRESS: randywhughey@gmail.com DAYTIME PHONE: 907-738-2999

Hughey 2/16/22 1410/1414 HPR
 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:

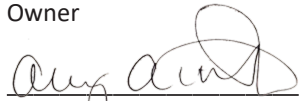
I hereby certify that I am the owner of the property described above and that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional 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.

Randy Hughey, SCLT Co Ex Dir

Feb 16, 2022

Owner

Date



3/30/22

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

Hughey

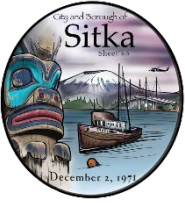
2/16/22

1410/1414 HPR

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:** 1410/1414 Halibut Point Road is about 2 acres of land with about 1.16 acres being flat, buildable land. The remainder is a steep hillside to the Northwest.

- **EXISTING UTILITIES AND UTILITY ROUTES:** Access to utilities is readily available down the Mill Street easement and along HPR

- **PROPOSED UTILITIES AND UTILITY ROUTES:** In development. We have several options which our engineer and excavation company will shortly develop

- **ACCESS, ROADS, TRANSPORTATION, AND MOBILITY:** excellent access all along HPR with aprons at three locations

- **IMPACT OF PROPOSAL ON ANY EXISTING EASEMENTS:** We seek a zero setback easement along the Davidof Street layout which will never be a street.

- **PUBLIC HEALTH, SAFETY, AND WELFARE:** We dug 14 test holes on the site and found it to be free of contaminates

- **ACCESS TO LIGHT AND AIR:** excellent

- **ORDERLY AND EFFICIENT LAYOUT AND DEVELOPMENT:** We intend to have 7 more homes in much the same layout as on 1306 with parking to the outside of the neighborhood

- **DESCRIBE ALL EXISTING STRUCTURES, THEIR USE, AND PROXIMITY TO PROPOSED PROPERTY LINES:**
Please see the conceptual plat for details on the location of the seven homes . There is a
planned commons building which will serve as a gathering place and a workshop. The exact
location of this building is being worked out. It will be in the 'commons' of the site

- **EXISTENCE OF ANY ENCROACHMENTS:** none that we are aware of

- **AVAILABILITY OF REQUIRED PARKING:** more than ample. We will use the area under the old slide area for parking, storage, gardens, etc. We will easily provide adequate parking

- **SUMMARY OF PROPOSED EASEMENT AGREEMENTS OR COVENANTS:** The Davidof Street zero setback is the only thing we ask

ANY ADDITIONAL COMMENTS _____

Applicant Date