

# City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

*Coast Guard City, USA*

## Planning and Community Development Department

Date: September 15, 2016

To: Planning Commission

From: PCDD Staff

Re: CU 16-27 Conditional Use Permit for STR and B&B at 1948 Dodge Circle

### GENERAL INFORMATION

Applicant: Brock and Patricia Bauder

Property Owner: same

Property Address: 1948 Dodge Circle

Legal Description: Lot 2 Dodge Circle Estates

Parcel ID Number: 2-4825-002

Size of Existing Lot: 14,548 square feet

Zoning: R-1

Existing Land Use: Residential

Utilities: Full city services

Access: Halibut Point Road, Dodge Circle, Private Easement

Surrounding Land Use: Residential

### MEETING FLOW

- Report from Staff
- Applicant comes forward
- Applicant identifies him/herself – provides comments
- Commissioners ask applicant questions
- Staff asks applicant any questions
- Floor opened up for Public Comment
- Applicant has opportunity to clarify or provide additional information
- Comment period closed - brought back to the board
- Findings
- Motion of Recommendation

### ATTACHMENTS

Attachment A: Vicinity Map

Attachment B: Aerial Vicinity Map

Attachment C: Zoning Map

Attachment D: Site Plan

Attachment E: Floor Plan

Attachment F: Subdivision Plat

Attachment G: Parcel Pictures

Attachment H: Application

Attachment I: Flood Zone Map

Providing for today...preparing for tomorrow

Attachment J: Mailing List

Attachment K: Proof of Payment

Attachment L: Warranty Deed

## **BACKGROUND/PROJECT DESCRIPTION**

The request is for a conditional use permit for a short-term rental and a bed and breakfast at 1948 Dodge Circle in the R-1 single family and duplex residential zone. The Bauders wish to rent their 4 bedroom, 3.5 bathroom, and three story home up to year round. At times, it will be owner-occupied, but at other times, when they travel they may wish to rent out their entire home while away. Their request is to give them the flexibility to rent it out whether or not they are home and to do so year-round or seasonally for anywhere from one room to all four rooms.

### ***22.16.040 R-1 single family and duplex residential district.<sup>1</sup>***

The R-1 zoning district may allow short-term rentals and bed and breakfast as a conditional use subject to the ability to mitigate any adverse effects to nonexistent or minimal and reasonable for the zone and in harmony with surrounding land uses.<sup>2</sup>

Since the owner will at times operate the rental as an owner-occupied rental it is part a bed and breakfast, but at other times without owner occupation it will act as a short-term rental. Therefore, staff has consolidated all uses into one holistic conditional use permit.

Parking requirements will be based on the more intensive requirement for the bed and breakfast, which requires 3 spaces (2 for the residential use and 1 for the bed and breakfast use – 1 space for up to three rooms.) The applicant has provided 4 spaces and has room for even more.

## **ANALYSIS**

### **1. CRITERIA TO BE USED IN DETERMINING THE IMPACT OF CONDITIONAL USES.<sup>3</sup>**

**a. Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses:** A short-term rental (or B&B) in addition to a single-family home can create additional parking and traffic demand. In this case, the historic residential use with the owners' children probably

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<sup>1</sup> This district is intended primarily for single-family or duplex residential dwellings at moderate densities, but structures and uses required to serve recreational and other public needs of residential areas are allowed as conditional uses subject to restrictions intended to preserve the residential character of the R-1 district.

<sup>2</sup> Table 22.16.015-1 and Sections 22.24.010(B) and (C) (Bed and Breakfast and Short-term Rental respectively).

<sup>3</sup> § 22.24.010.E

exceeded what the future commercial rental would create since typically car use by tourists is less than or the same as long-term residential use.

**b. Amount of noise to be generated and its impacts on surrounding land use:** Renters can be known to create more noise due to being on vacation than typical families might. However, space and buffers as well as rental overview and ability to address concerns adequately mitigate this.

**c. Odors to be generated by the use and their impacts:** No additional odors.

**d. Hours of operation:** Year-round.

**e. Location along a major or collector street:** Halibut Point Road, Dodge Circle, and private easement.

**f. Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario:** No concerns.

**g. Effects on vehicular and pedestrian safety:** None identified that would be different than existing use or significant in impact.

**h. Ability of the police, fire, and EMS personnel to respond to emergency calls on the site:** The property is near to Halibut Point Road, which provides easy emergency access.

**i. Logic of the internal traffic layout:** The applicant has indicated 4 parking spaces in excess of code requirements.

**j. Effects of signage on nearby uses:** No proposed signage.

**k. Presence of existing or proposed buffers on the site or immediately adjacent the site:** The property has abundant foliage and elevation to provide privacy.

**l. Relationship if the proposed conditional use is in a specific location to the goals, policies, and objectives of the comprehensive plan:** Conforms to Comprehensive Plan Section 2.6.2, which states, “To encourage commercial and industrial developments of a quality that does not adversely impact any adjacent recreational and residential areas;” and Section 2.6.2(K), which supports facilities to accommodate visitors that do not impact surrounding residential neighborhoods any more than typical residential uses. In addition, the Comprehensive Plan identifies the goal of providing various housing opportunities and housing options for seasonal, temporary, emergency, and transitional needs.<sup>4</sup> This application conforms to the above sections by creating short-term transient housing available.

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<sup>4</sup> Comprehensive Plan 2.5.11, 2.10.3, and 2.10.4.

**m. Other criteria that surface through public comments or planning commission review:** Short-term rentals may increase long-term rental rates for the overall community.<sup>5</sup>

## **FINDINGS**

**C. Required Findings for Conditional Use Permits.** The planning commission shall not recommend approval of a proposed development unless it first makes the following findings and conclusions:<sup>6</sup>

1. The city may use design standards and other elements in this code to modify the proposal. A conditional use permit may be approved only if all of the following findings can be made regarding the proposal and are supported by the record that the granting of the proposed conditional use permit will not:
  - a. Be detrimental to the public health, safety, and general welfare;
  - b. Adversely affect the established character of the surrounding vicinity; nor
  - c. Be injurious to the uses, property, or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located.
2. The granting of the proposed conditional use permit is consistent and compatible with the intent of the goals, objectives, and policies of the comprehensive plan and any implementing regulation.
3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced.
4. The proposed use will not introduce hazardous conditions at the site that cannot be mitigated to protect adjacent properties, the vicinity, and the public health, safety, and welfare of the community from such hazard.
5. The conditional use will be supported by, and not adversely affect, adequate public facilities and services; or that conditions can be imposed to lessen any adverse impacts on such facilities and services.
6. **Burden of Proof.** The applicant has the burden of proving that the proposed conditional use meets all of the criteria in subsection B of this section.

The city may approve, approve with conditions, modify, modify with conditions, or deny the conditional use permit. The city may reduce or modify bulk requirements, off-street parking requirements, and use design standards to lessen impacts, as a condition of the granting of the conditional use permit. In considering the granting of a conditional use, the assembly and planning commission shall satisfy themselves that the general criteria set forth for uses specified in this chapter will be met. The city may consider any or all criteria listed and may base conditions or safeguards upon them. The assembly and planning commission may require the applicant to submit whatever reasonable evidence may be needed to protect the public interest. The general approval criteria are as follows:

1. Site topography, slope and soil stability, geophysical hazards such as flooding, surface and subsurface drainage and water quality, and the possible or probable effects of the proposed conditional use upon these factors;

<sup>5</sup> Planning: The Magazine of the American Planning Association, February 2016, p. 31

<sup>6</sup> § 22.30.160.C – Required Findings for Conditional Use Permits

2. Utilities and service requirements of the proposed use, including sewers, storm drainage, water, fire protection, access and electrical power; the assembly and planning commission may enlist the aid of the relevant public utility officials with specialized knowledge in evaluating the probable effects of the proposed use and may consider the costs of enlarging, upgrading or extending public utilities in establishing conditions under which the conditional use may be permitted;
3. Lot or tract characteristics, including lot size, yard requirements, lot coverage and height of structures;
4. Use characteristics of the proposed conditional use that affect adjacent uses and districts, including hours of operation, number of persons, traffic volumes, off-street parking and loading characteristics, trash and litter removal, exterior lighting, noise, vibration, dust, smoke, heat and humidity, recreation and open space requirements;
5. Community appearance such as landscaping, fencing and screening, dependent upon the specific use and its visual impacts.

**Conclusion on Findings:** The required findings of fact have been met as the conditional use as conditioned would not be detrimental to the public's health, safety, or welfare; that the conditions of approval have satisfactorily mitigated any potential harm or impact to the surrounding land uses and properties through the conditions of approval, by meeting all applicable SGC regulations, and by being in support of the Comprehensive Plan regarding transient housing supply.

#### **RECOMMENDATION**

It is recommended that the Planning Commission adopt the staffs' analysis and required findings as found in the staff report and grant the requested conditional use permit subject to attached conditions of approval.

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See Next Page for Recommended Motions

**Recommended Motions:** (two motions - read and voted upon separately)

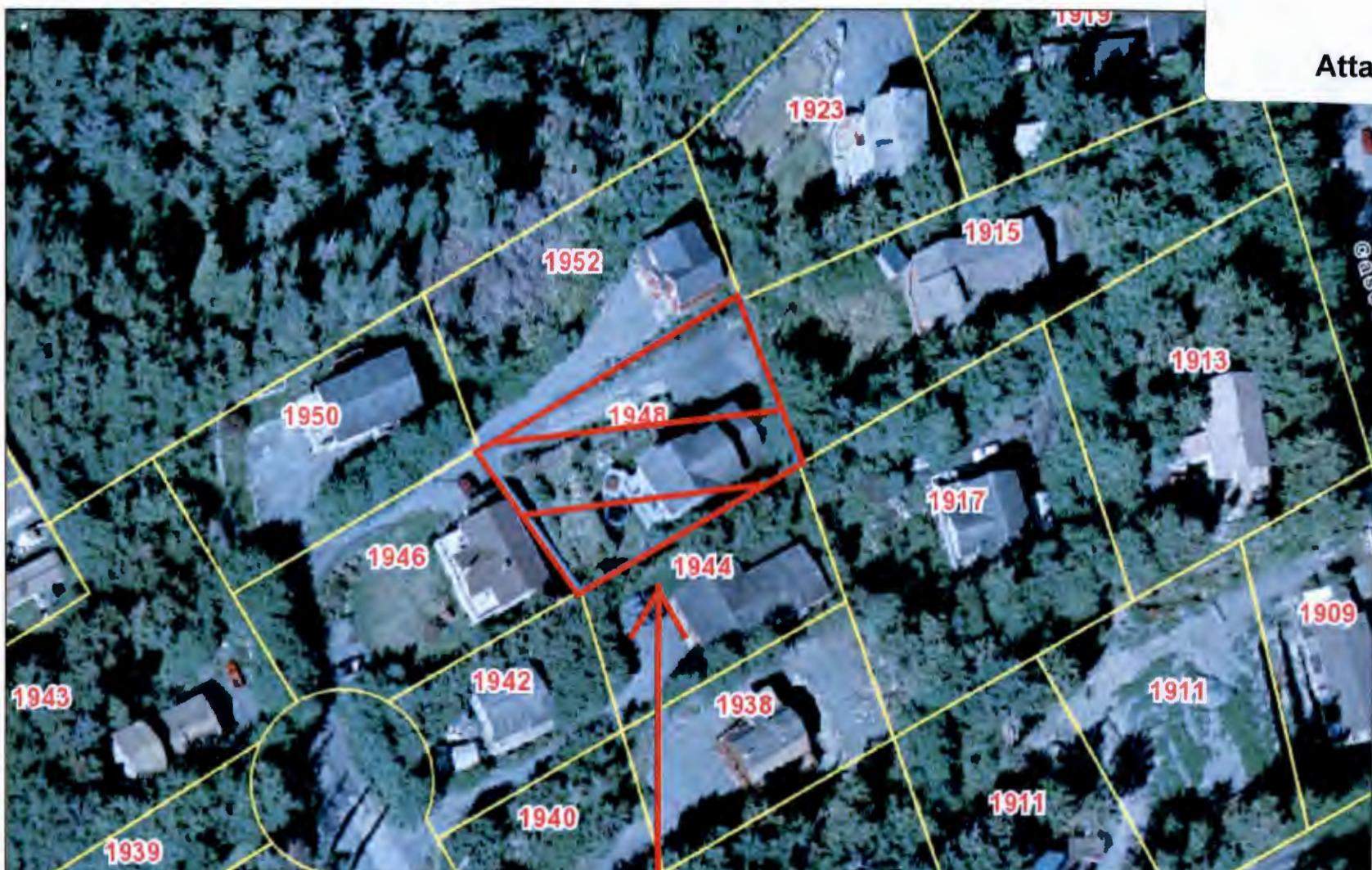
- 1) I move to adopt and approve the required findings for conditional use permits as discussed in the staff report.
- 2) I move to approve the conditional use permit application for a short-term rental and bed and breakfast at 1948 Dodge Circle, in the R-1 single family and duplex residential district. The property is also known as Lot 2 Dodge Circle Estates. The request is filed by Brock and Patricia Bauder. The owners of record are Brock and Patricia Bauder.

**Conditions of Approval:**

1. Contingent upon a completed satisfactory life safety inspection.
2. The facility shall be operated consistent with the application and plans that were submitted with the request.
3. The facility shall be operated in accordance with the narrative that was submitted with the application.
4. The applicant shall submit an annual report every year, covering the information on the form prepared by the Municipality, summarizing the number of nights the facility has been rented over the twelve month period starting with the date the facility has begun operation. The report is due within thirty days following the end of the reporting period.
5. The Planning Commission, at its discretion, may schedule a public hearing at any time for the purpose of resolving issues with the request and mitigating adverse impacts on nearby properties.
6. Failure to comply with all applicable tax laws, including but not limited to remittance of all sales and bed tax, shall be grounds for revocation of the conditional use permit.
7. Failure to comply with any of the above conditions may result in revocation of the conditional use permit.
8. The property owner shall register for a sales account prior to the Conditional Use Permit becoming valid.
9. Owners shall provide renters with a brief rental overview including respecting the residential neighborhood and regarding directions and traffic circulation patterns to mitigate any potential traffic impacts.

Attachment A

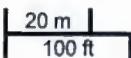




## City & Borough of Sitka, Alaska

Selected Parcel: 1948 DODGE ID: 24825002

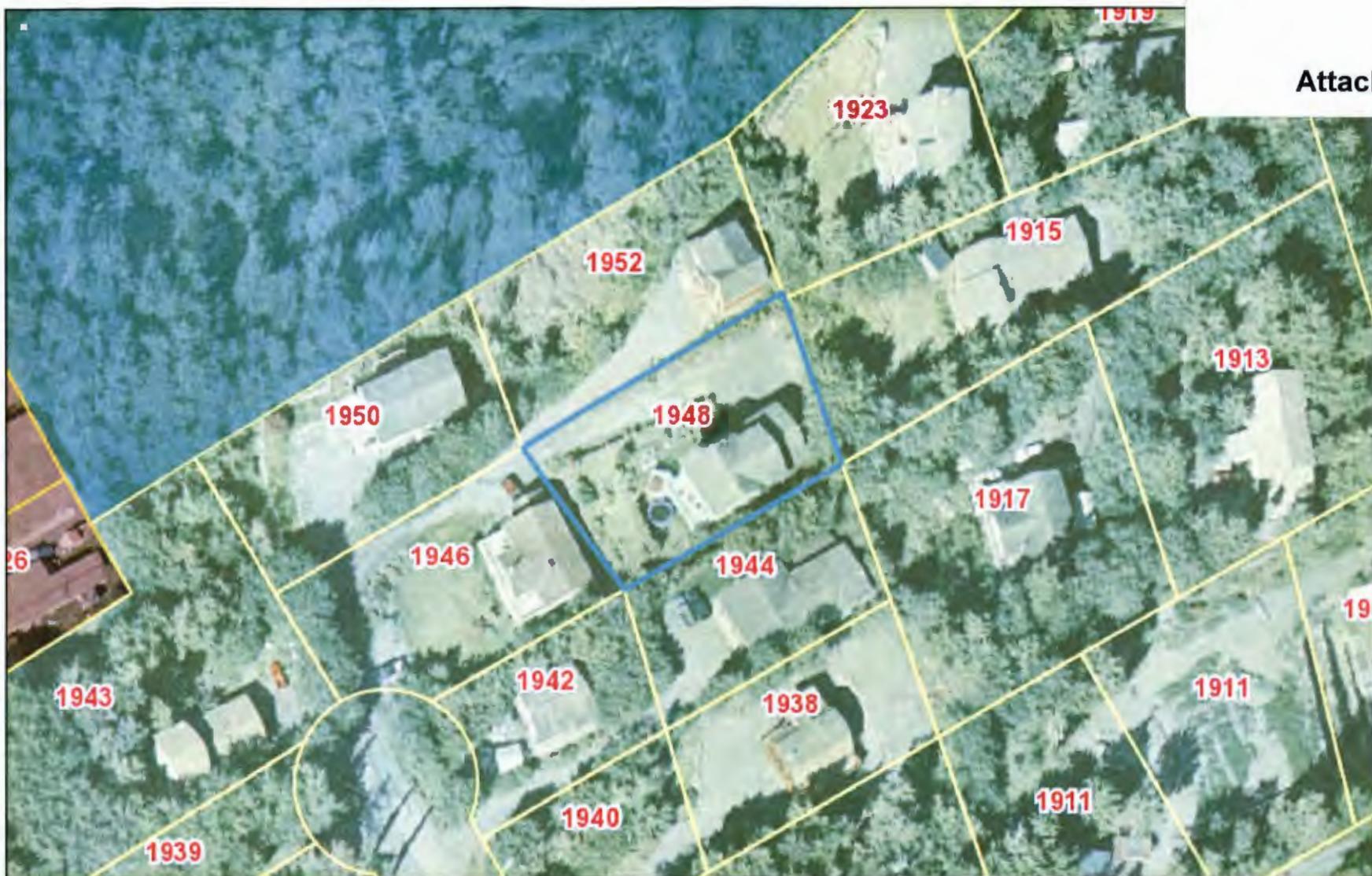
Printed on 8/31/2016 from <http://www.mainstreetmaps3.com/ak/sitka/internal.asp>



**MainStreetGIS**  
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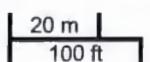
**Bauder**  
Conditional Use Permit  
1948 Dodge Circle



## City & Borough of Sitka, Alaska

Selected Parcel: 1948 DODGE ID: 24825002

Printed on 8/31/2016 from <http://www.mainstreetmaps3.com/ak/sitka/internal.asp>



**MainStreetGIS**  
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[www.mainstreetgis.com](http://www.mainstreetgis.com)

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**Bauder**  
Conditional Use Permit  
1948 Dodge Circle

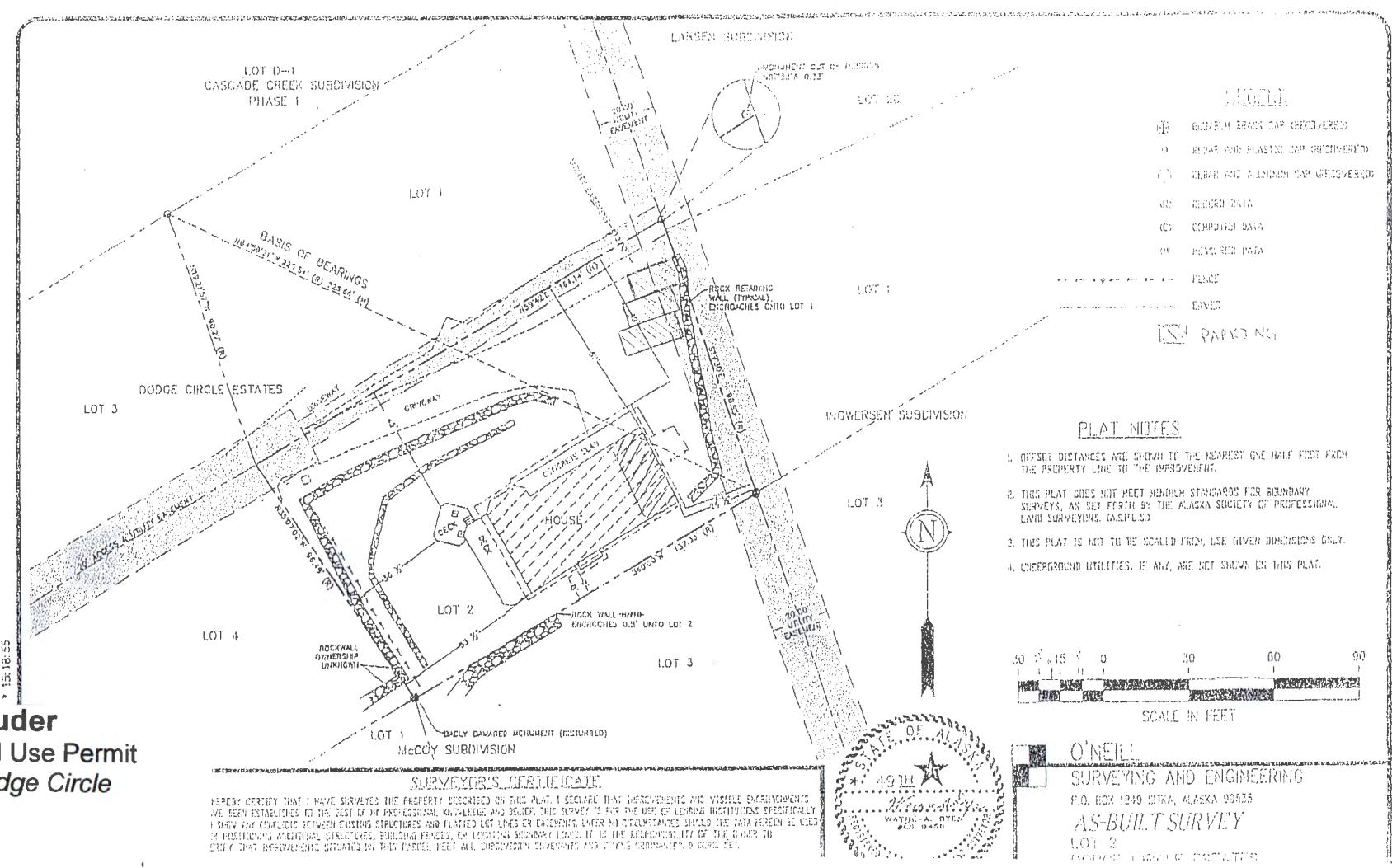
## Attachment D

**auder**  
nal Use Permit  
*Dodge Circle*

PERIOD CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED ON THIS PLAT. I DECLARE THAT THIS SURVEY AND VISUAL ENCROACHMENTS, IF ANY, HAVE BEEN ESTABLISHED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF. THIS SURVEY IS FOR THE USE OF LEVING INSTITUTIONS SPECIFICALLY. I SHOW MY CONFIDENCE BETWEEN EXISTING IMPROVEMENTS AND PLANTED LOTS BY AN ENCLAVE. ENCLAVES WHICH I ENCROACHMENTS SHOULD BE CAUGHT IN POSITIONING ADDITIONAL STRUCTURES, BUILDING FENCES OR LOCATING IMPROVEMENTS. IT IS THE RESPONSIBILITY OF THE OWNER TO ENSURE THAT IMPROVEMENTS LOCATED ON THIS PARCEL WILL NOT INFRINGE ON ENCLAVES AND OWNERS PROPERTY IN A CLOUD. SGT.

#### PLAT NOTES

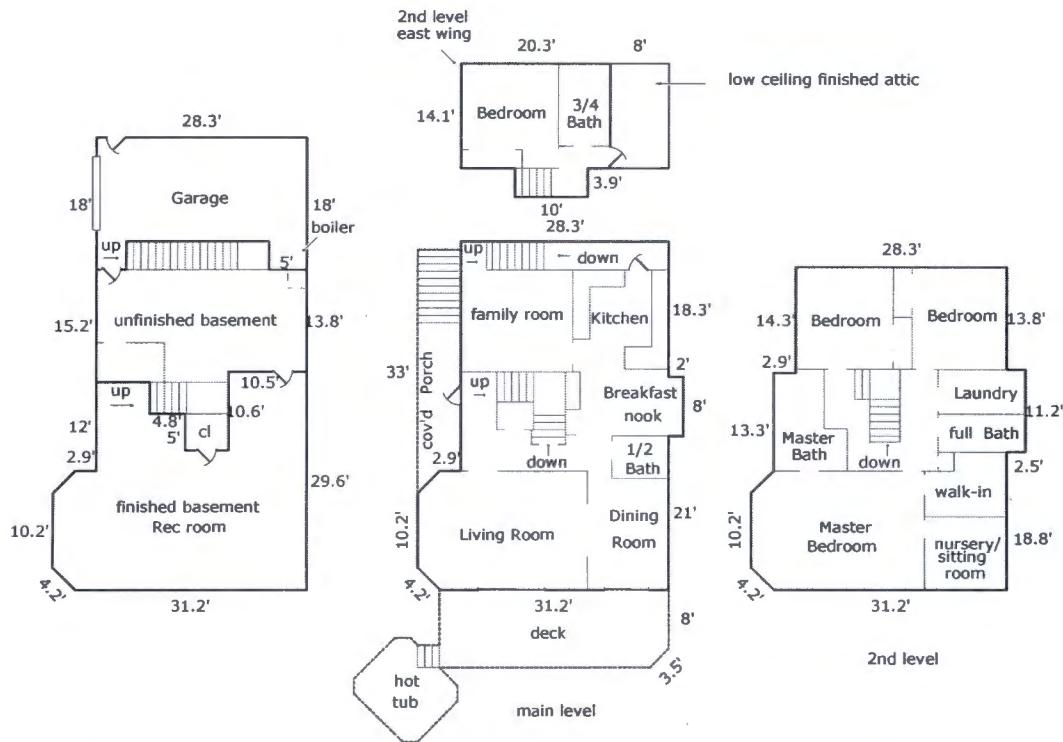
1. OFFSEE DISTANCES ARE SHOWN TO THE NEAREST ONE HALF FOOT FROM THE PROPERTY LINE TO THE IMPROVEMENT.
2. THIS PLAT DOES NOT MEET NENWICH STANDARDS FOR BOUNDARY SURVEYS, AS SET FORTH BY THE ALASKA SOCIETY OF PROFESSIONAL LAND SURVEYORS (ASPLS).
3. THIS PLAT IS NOT TO BE SEALED FROM USE GIVEN DIMENSIONS ONLY.
4. UNDERGROUND UTILITIES, IF ANY, ARE NOT SHOWN IN THIS PLAT.



## Building Sketch

Client	First Bank		
Property Address	1948 Dodge Cir		
City	Sitka	County	City/Borough of Sitka
Borrower	Bauder, Brock & Patty	State	AK

## Attachment E



Sketch by Apex Medina™

Comments: The area labeled below as the 3rd level is actually the same elevation as the 2nd level and is labeled as the "2nd level east wing" in the sketch above.

Code		Description	AREA CALCULATIONS SUMMARY		LIVING AREA BREAKDOWN		
			Net Size	Net Totals	Breakdown		Subtotals
GLA1	First Floor	1441.2	1441.2		28.3 x	18.3	517.9
GLA2	Second Floor	1392.7	1392.7		30.3 x	8.0	242.4
GLA3	Third Floor	325.2	325.2		4.8 x	28.3	135.8
BSMT	unfinished	564.3			3.0 x	31.2	93.6
	Finished	825.8	1390.1		10.2 x	34.2	348.8
GAR	Garage	434.1	434.1		3.0 x	31.2	93.6
P/P	cov'd Porch	181.5			0.5 x	3.0 x	4.5
	deck	452.5	634.0		0.5 x	3.0 x	4.5
OTE	finished stg	112.8	112.8		31.2 x	3.0	93.6
					10.2 x	34.2	348.8
					3.0 x	3.0	4.5
					0.5 x	3.0 x	4.5
					5.6 x	31.2	174.7
					0.5 x	30.8	15.4
					10.7 x	33.7	360.6
					13.8 x	28.3	390.5
					10.0 x	3.9	39.0
					14.1 x	20.3	286.2
Net LIVABLE Area		(rounded)	3159	18 Items	(rounded)	3159	

**Bauder**  
Conditional Use Permit  
1948 Dodge Circle

## Attachment F

### CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND DEDICATE ALL PUBLIC STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

3/16/87

Stephen C. Shaffer  
Catherine A. Shaffer

### THE NOTARY'S ACKNOWLEDGEMENT

UNITED STATES OF AMERICA  
STATE OF ALASKA 1 88  
CITY AND BOROUGH OF SITKA

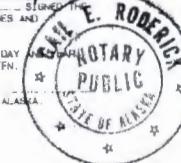
THIS IS TO CERTIFY THAT ON THIS 16<sup>th</sup> DAY OF March, 1987 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, HERBOLY APPEARED.

Stephen C. & Catherine A. Shaffer  
TO ME KNOWN TO BE IDENTICAL INDIVIDUALS (S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND (S) THEY HERBOLY SUBMIT TO THAT (S) THEY SIGNED THE SAME FREE AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND

IN THIS CERTIFICATE FIRST HEREIN WRITTEN.  
John T. Roderick  
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES 7-1-87



### CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED AND ACTING FINANCE DIRECTOR FOR THE CITY AND BOROUGH OF SITKA, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE CITY AND BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE RECORDS IN THE NAME OF:

Stephen C. & Catherine A. Shaffer  
AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL L.I.D.'S ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY AND BOROUGH OF SITKA ARE PAID IN FULL.

Will be assessed equally per lot.

DATED THIS 19 DAY OF March 1987

John T. Roderick  
FINANCE DIRECTOR, CITY AND BOROUGH OF SITKA.

### CERTIFICATE

STATE OF ALASKA 1 88  
1ST JUDICIAL DISTRICT

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED AND ACTING ASSESSOR FOR THE CITY AND BOROUGH OF SITKA, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE CITY AND BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS IN THE NAME OF:

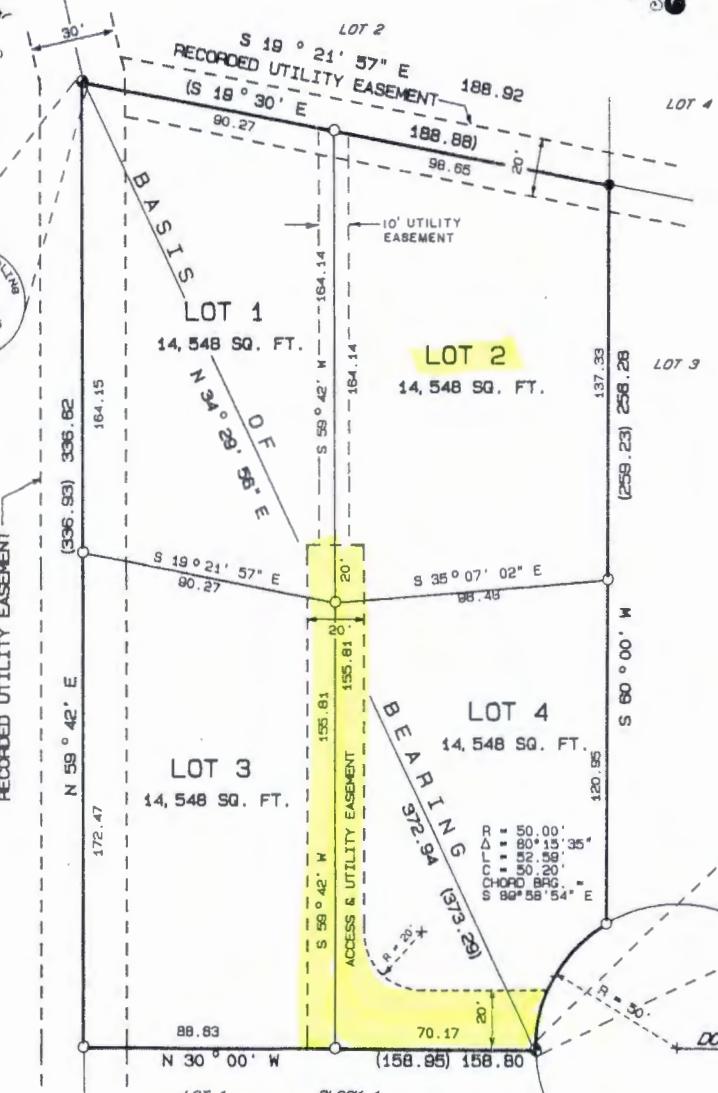
Stephen C. and Catherine A. Shaffer  
AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS IN FAVOR OF THE CITY AND BOROUGH OF SITKA ARE PAID IN FULL. CURRENT TAXES FOR THE YEAR 1987 WILL BE DUE ON OR BEFORE APRIL 15, 1987.

DATED THIS 17 DAY OF March 1987  
AT SITKA, ALASKA.

Steve Roderick  
ASSESSOR, CITY AND BOROUGH OF SITKA



RECORDED UTILITY EASEMENT



### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE STATE LAND SURVEYING AND THAT A SURVEY MADE BY ME, VISION, AND THE MONUMENTS EXIST AS DESCRIBED, OTHER DETAILS ARE CO.

DATE: 2/27/87  
REGISTRY  
RECEIVED  
3/19/87

Harold Stoeck  
Chairman

Isabel Turner

Bauder  
Conditional Use Permit  
1948 Dodge Circle

THIS PLAT



### VICINITY MAP

SCALE: 1" = 1000'



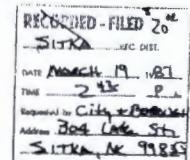
TYPICAL MONUMENT  
SET THIS SURVEY

### NOTE:

VALUES IN PARENTHESIS INDICATE RECORDED VALUES. ALL OTHER VALUES ARE EITHER FOUND OR CALCULATED.

### LEGEND

- TOWER & NORDLING BRASS MONUMENT RECOVERED THIS SURVEY
- REBAR WITH Y.P.C. RECOVERED THIS SURVEY
- 6/8" REBAR WITH "SURV-CAP" SET THIS SURVEY



### DODGE CIRCLE ESTATES

A SUBDIVISION OF LOT 1, BLOCK 5  
CASCADE CREEK SUBDIVISION

SCALE: 1" = 30'

DATE: FEB. 1987

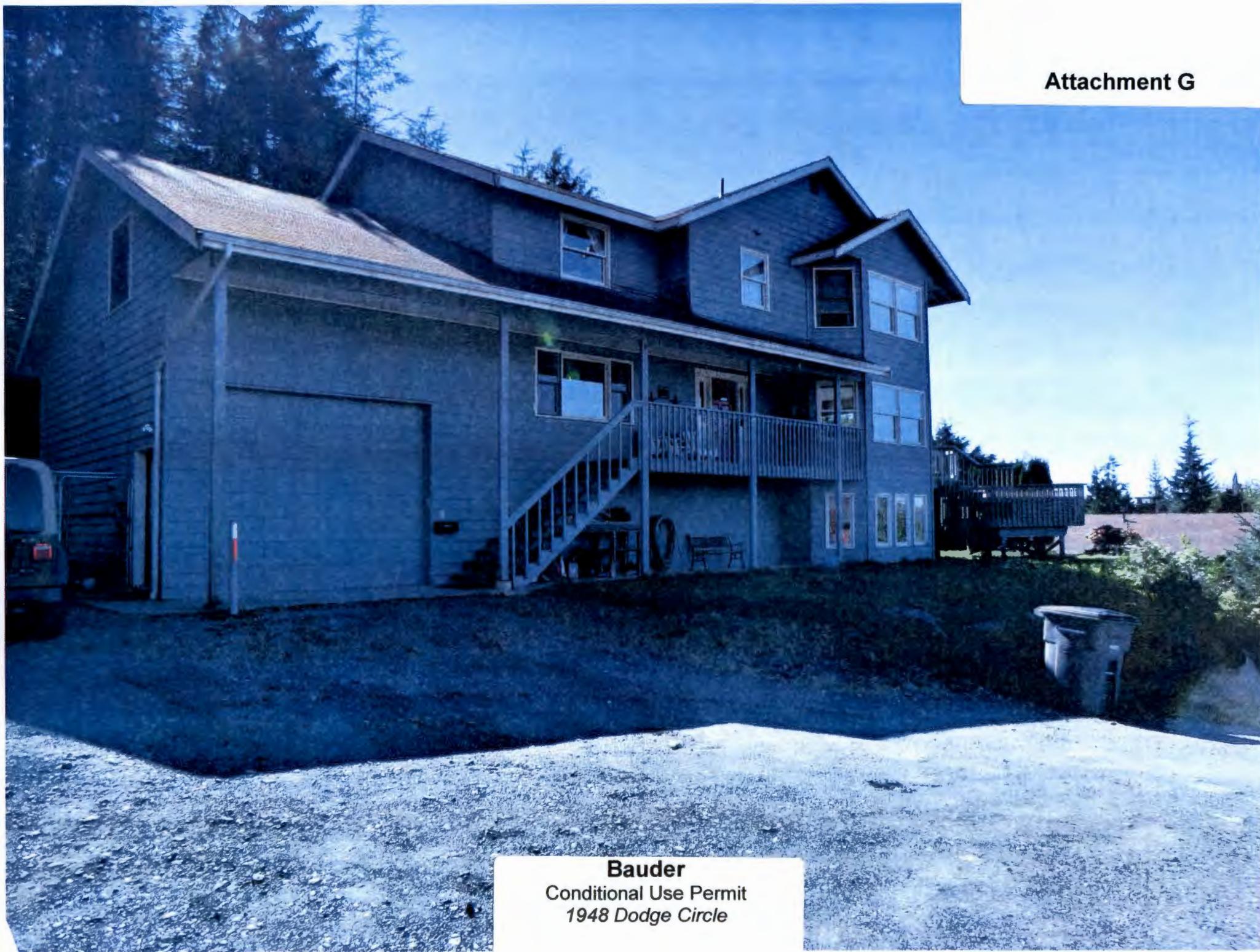
DRAWN BY: CAJ

PREPARED BY:  
STRAGIER ENGINEERING  
SERVICES, INC.  
CIVIL ENGINEERING  
LAND SURVEYING  
504 DIAHUFF ST., SITKA, ALASKA 99835  
BOX 7068, KETCHikan, ALASKA 99801  
NOEL "BADE" STRAGIER, P.E., R.L.S., PRESIDENT

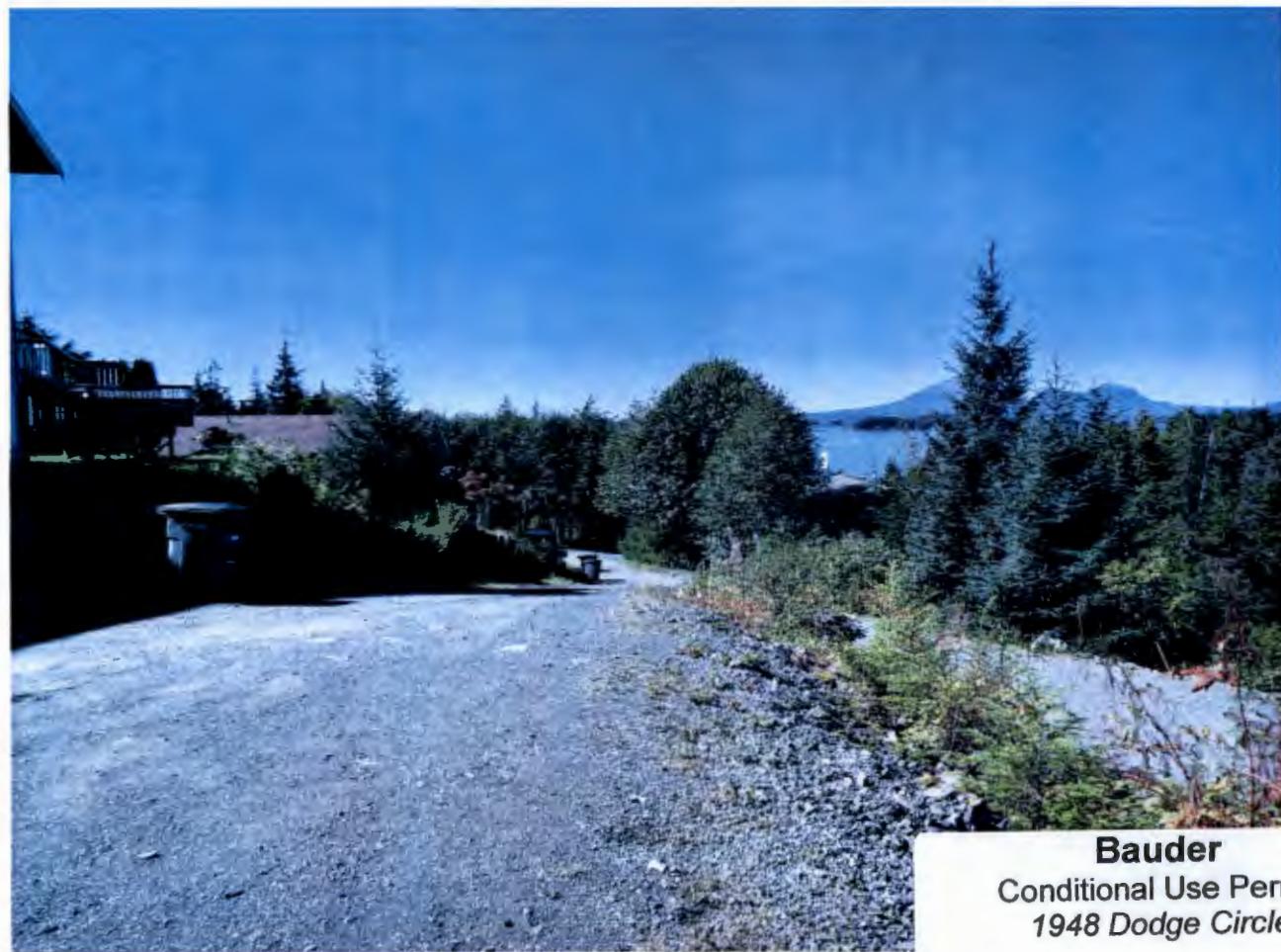


PREPARED FOR: MR. STEVE SHAFFER  
1718 EDGEcombe DR.  
SITKA, AK 99835

PLAT 87-8



**Bauder**  
Conditional Use Permit  
*1948 Dodge Circle*



**Bauder**  
Conditional Use Permit  
1948 Dodge Circle



**Bauder**  
Conditional Use Permit  
1948 Dodge Circle



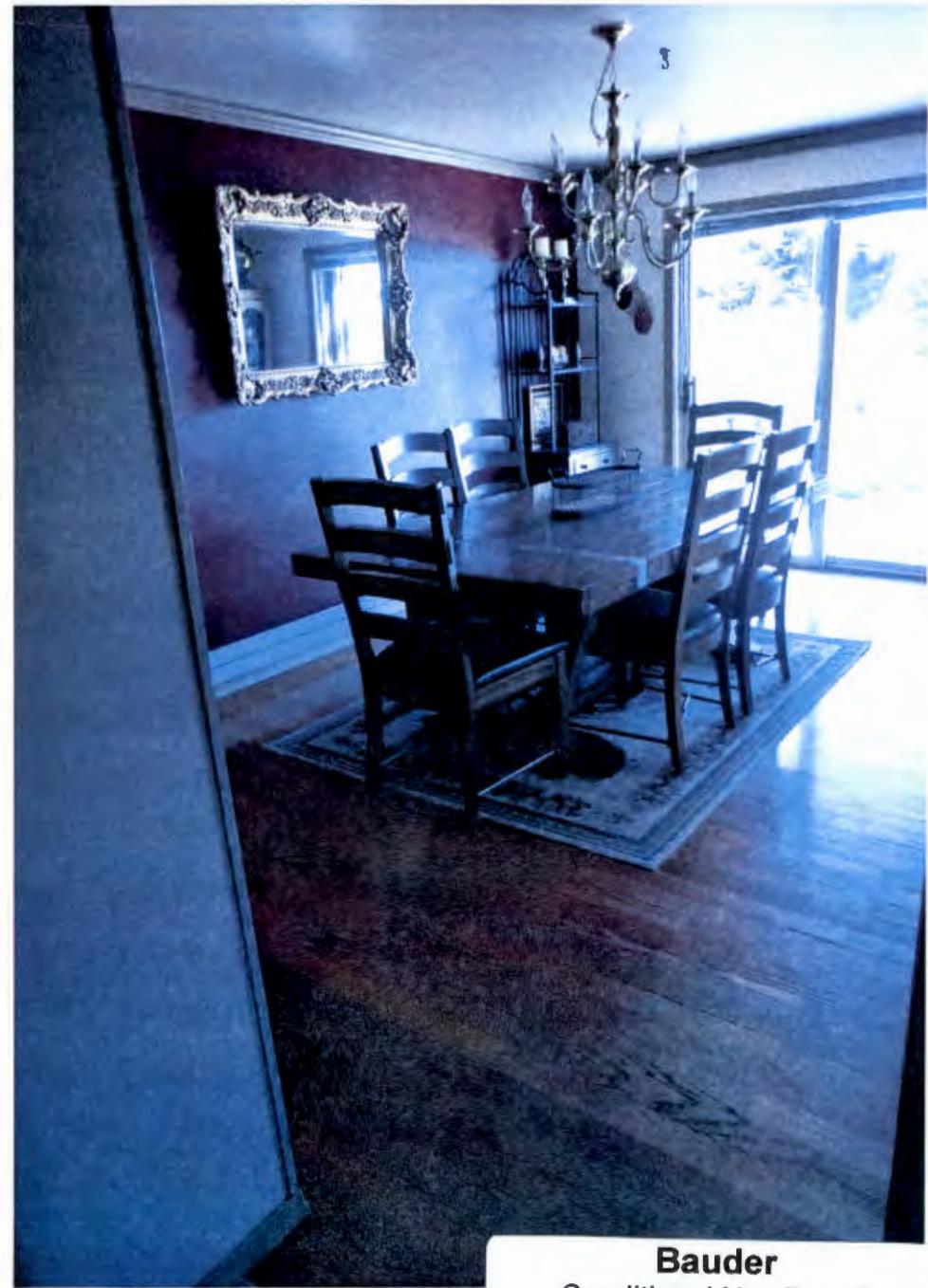
**Bauder**  
Conditional Use Permit  
*1948 Dodge Circle*



**Bauder**  
Conditional Use Permit  
1948 Dodge Circle



**Bauder**  
Conditional Use Permit  
*1948 Dodge Circle*



**Bauder**  
Conditional Use Permit  
1948 Dodge Circle



**Bauder**  
Conditional Use Permit  
*1948 Dodge Circle*



# CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
GENERAL APPLICATION FORM

Attachment H

1. Request projects at least FOURTEEN (14) 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

**BRIEF DESCRIPTION OF REQUEST:** Occasionally renting a room or rooms within our home. Mostly owner occupied, but the entire house will sometimes be rented too.

**PROPERTY INFORMATION:**

CURRENT ZONING: R1 PROPOSED ZONING (if applicable): \_\_\_\_\_

CURRENT LAND USE(S): \_\_\_\_\_ PROPOSED LAND USES (if changing): \_\_\_\_\_

**APPLICANT INFORMATION:**

PROPERTY OWNER: Brock + Patricia Bauder

PROPERTY OWNER ADDRESS: 1948 Dodge Circle Sitka AK 99835

STREET ADDRESS OF PROPERTY: Same

APPLICANT'S NAME: Brock + Patricia Bauder

MAILING ADDRESS: 1948 Dodge Circle Sitka AK 99835

EMAIL ADDRESS: bauderfamily@acs.alaska.net DAYTIME PHONE: (907) 738-9901

**PROPERTY LEGAL DESCRIPTION:**

TAX ID: 2-4825-002 LOT: 2 BLOCK: \_\_\_\_\_ TRACT: \_\_\_\_\_

SUBDIVISION: Dodge Circle Estates US SURVEY: \_\_\_\_\_

**OFFICE USE ONLY**

COMPLETED APPLICATION		SITE PLAN	
NARRATIVE		CURRENT PLAT	
FEE		PARKING PLAN	

## REQUIRED SUPPLEMENTAL INFORMATION:

- Completed application form
- Narrative
- Site Plan showing all existing and proposed structures with dimensions and location of utilities
- Proof of filing fee payment
- Proof of ownership \*
- Copy of current plat \*
- Topographic information (If Pertinent to Application)
- Landscape Plan (If Pertinent to Application)
- Drainage and Utility Plan (If Pertinent to Application)
- Parking Plan (For Conditional Use Permit)
- Floor Plan (For Conditional Use Permit)
- Three (3) copies of concept plat (For Plat)
- Plat Certificate from a title company (For Plat)

## 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 further authorize municipal staff to access the property to conduct site visits as necessary.

Owner



Applicant (If different than owner)

Date

8-29-16

Date

**Bauder**  
Conditional Use Permit  
1948 Dodge Circle



## Brock & Patricia Bauder 1948 Dodge Circle

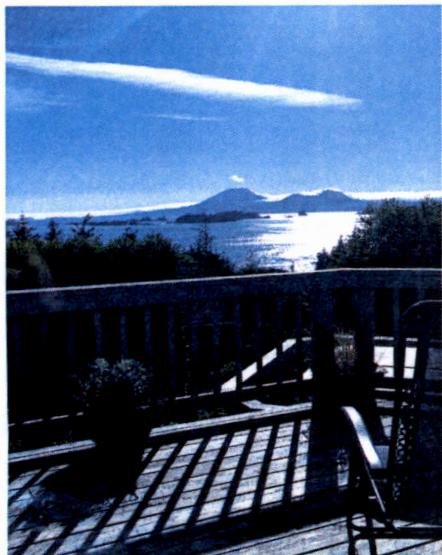
We are requesting approval for a conditional use permit, so that we may rent our home at the end of

Dodge Circle. We will be renting anywhere from one to four bedrooms on a short term basis. Our home will mostly be owner occupied, but we will rent the entire home out on occasion. The primary season will be from April to September, but we will offer the home for the entire year. We have a three story 4 bedroom 3 1/2 bath home. We plan on listing on a couple of reputable sites that provide for the thorough vetting of guests. In addition, the guest rules and our personal oversight will ensure that the property and surrounding areas will remain clean, and noise free.

We will offer to pick up our guests at the airport, ferry, or other city locations. Our guests will however, most likely have their own mode of transportation. Our personal parking area is at the

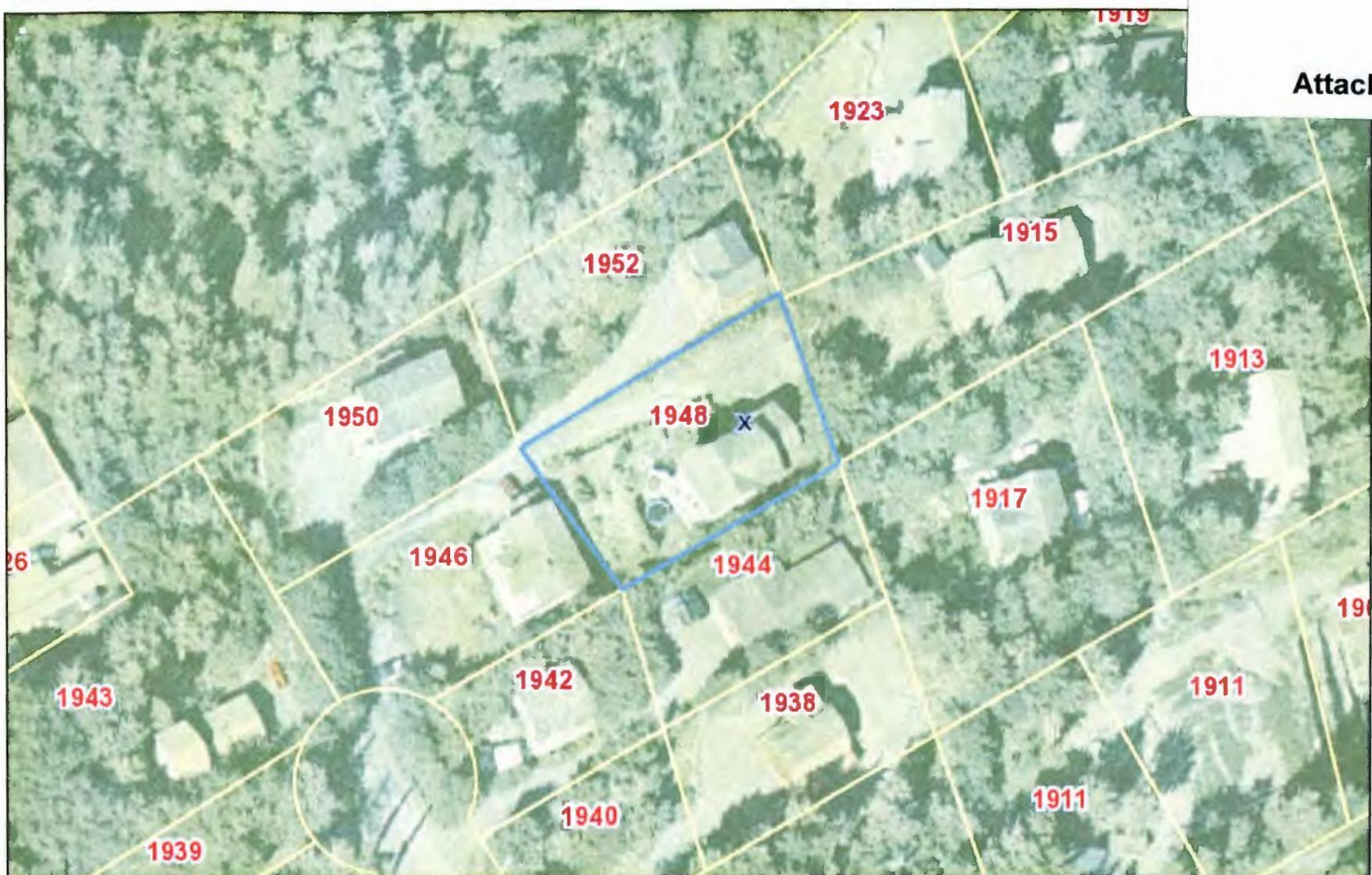
end of a 200 foot private drive that serves four houses. Parking for guest vehicles is not a problem as we have a driveway big enough to park five or more cars. The vehicular traffic with our rental guests will be considerably less than when our three children lived at home.

Our home is identifiable by the fire department provided house numbers located at the beginning of our driveway.



Emergency vehicles have easy access to our home with the large parking turnaround that we have.

We have smoke and carbon monoxide detectors, fire escape ladders and fire extinguishers available in our home.



## City & Borough of Sitka, Alaska

Selected Parcel: 1948 DODGE ID: 24825002

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 **MainStreetGIS**  
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This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The City & Borough of Sitka, Alaska and MainStreetGIS, LLC assume no legal responsibility for the information contained herein.

**Bauder**  
Conditional Use Permit  
*1948 Dodge Circle*

## Attachment J

Parcel ID: 24401000  
ALASKA MENTAL HEALTH TLO  
ALASKA MENTAL HEALTH TRUST  
718 L STREET, STE 202  
ANCHORAGE AK 99501

Parcel ID: 24775000  
MICHAEL/ANN MORRIS  
MORRIS, MICHAEL, R./ANNE, C.  
1943 DODGE CIRCLE  
SITKA AK 99835

Parcel ID: 24780001  
MARY ANDERSEN  
ANDERSEN, MARY, TODD  
P.O. BOX 99  
SITKA AK 99835-0099

Parcel ID: 24780002  
ALAN ANDERSEN  
ANDERSEN, ALAN, T.  
1939 DODGE CIRCLE  
SITKA AK 99835

Parcel ID: 24785001  
ERICA/KRISTOPHE PEARSON  
PEARSON, ERICA & KRISTOPHER  
P.O. BOX 2421  
SITKA AK 99835-2421

Parcel ID: 24825001  
LAURINDA/ERIC MARCELLO/HARMON  
MARCELLO, LAURINDA & HARMON,  
ERIC  
1952 DODGE CIRCLE  
SITKA AK 99835

Parcel ID: 24825002  
BROCK/PATRICIA BAUDER  
BAUDER, BROCK & PATRICIA  
1948 DODGE CIRCLE  
SITKA AK 99835

Parcel ID: 24825003  
GARY/SHASTA SMITH  
SMITH, GARY, R./SHASTA, D.  
105 SAND DOLLAR DR  
SITKA AK 99835

Parcel ID: 24825004  
SCOTT/KATHY MCLEOD  
MCLEOD, SCOTT, P./KATHY, L.  
1946 DODGE CIRCLE  
SITKA AK 99835

Parcel ID: 24831000  
WALTER/MEGAN PASTERNAK  
PASTERNAK, WALTER, C./MEGAN, R.  
P.O. BOX 830  
SITKA AK 99835-0830

Parcel ID: 24832000  
MICHAEL/SUSAN MOTTI/ROYCE  
MOTTI, MICHAEL, J./ROYCE, SUSAN  
1919 CASCADE CREEK RD  
SITKA AK 99835

Parcel ID: 24833000  
MASSEY/MASSEY TRUST  
MASSEY, BRIAN, D.  
1915 CASCADE CREEK RD  
SITKA AK 99835

Parcel ID: 24834000  
ALLISON HACKETT  
HACKETT, ALLISON, O.  
1923 CASCADE CREEK RD  
SITKA AK 99835

Parcel ID: 24835001  
STEVEN/LYNNE CAMPBELL/CIOLLI  
CAMPBELL, STEVEN & CIOLLI, LYNNE  
1942 DODGE CIR  
SITKA AK 99835

Parcel ID: 24835002  
PEMBERTON FAMILY REVOCABLE  
TRUST  
PEMBERTON, JOHN, S./EVELYN, M.  
P.O. BOX 2955  
TUBA CITY AZ 86045-2955

Parcel ID: 24835003  
AMY ZANUZOSKI  
ZANUZOSKI, AMY  
P.O. BOX 1991  
SITKA AK 99835-1991

Parcel ID: 24835004  
FRANK/NICOLE BALOVICH  
BALOVICH, FRANK & NICOLE  
1417 DAVIDOFF ST  
SITKA AK 99835

Parcel ID: 24841000  
PHILIP/EDITH WELSH  
\*WELSH, PHILIP & EDITH  
1913 CASCADE CREEK RD  
SITKA AK 99835

Parcel ID: 24842000  
JOHN/JANET GASSMAN  
GASSMAN, JOHN, W./JANET  
P.O. BOX 954  
SITKA AK 99835-0954

Parcel ID: 24845000  
GERALD/SUSAN FLEMING  
FLEMING, GERALD, D./SUSAN, J.  
1924-A DODGE CIRCLE  
SITKA AK 99835

Parcel ID: 24851000  
ARTHUR/JENNY EELLS  
EELLS, ARTHUR & JENNY  
P.O. BOX 853  
SITKA AK 99835-0853

Parcel ID: 24852001  
RICHARD/ROSE MACINTYRE  
MACINTYRE, RICHARD & ROSE  
1907 CASCADE CREEK RD  
SITKA AK 99835

Parcel ID: 24852002  
RICHARD/ROSE MACINTYRE  
MACINTYRE, RICHARD & ROSE  
1907 CASCADE CREEK RD  
SITKA AK 99835

Parcel ID: 25120003  
GERALD/MARY HELEM REVOCABLE  
TRUST  
HELEM REV. TRUST, GERALD & MARY  
P.O. BOX 1811  
SITKA AK 99835-1811

Parcel ID: 25120004  
FRANK/GLORIA SCIGLIANO  
SCIGLIANO, FRANK/GLORIA  
109 SAND DOLLAR DR.  
SITKA AK 99835

Parcel ID: 25122004  
DANIEL/JANET GRAY/CLARKE  
GRAY, DANIEL & CLARKE, JANET  
P.O. BOX 311  
SITKA AK 99835-0311

**Bauder**  
Conditional Use Permit  
1948 Dodge Circle

**P&Z Mailing**  
September 9, 2016

**Attachment K**

INV

**CITY AND BOROUGH OF SITKA**

100 LINCOLN STREET, SITKA ALASKA 99835

DATE: Aug 30, 2016

To:

*Brock Bauder*

ACCOUNT # 100-300-320-3201.002

PLANNING &amp; ZONING

Variance.....	<u>75.00</u>
Conditional Use Permit.....	
Minor Subdivision.....	
Major Subdivision.....	
Zoning Map Change.....	
Zoning Text Change.....	
Lot Merger.....	
Boundary Line Adjustment.....	
General Permit.....	
Appeal of Enforcement Action (Pending).....	
Other.....	
Sales Tax.....	<u>4.50</u>
<b>TOTAL.....</b>	<b><u>79.50</u></b>

*Thank you*

**PAID**  
**AUG 30 2016**  
**CITY & BOROUGH OF SITKA**

**Bauder**  
Conditional Use Permit  
1948 Dodge Circle

2011-

Recording Date  
10/28/2011

Attachment L

CC

A  
L  
A  
S  
K  
A



File for Record at Request of:  
**First American Title Insurance Company**

AFTER RECORDING MAIL TO:

Name: Brock C. and Patricia Bauder

Address: 1948 Dodge Circle

Sitka, AK 99835

File No.: 0241-1767642 (JRN)

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### STATUTORY WARRANTY DEED

THE GRANTOR, **Mark W. and Cynthia A. Whittington Community Property Trust, U.T.D. March 26, 2007**, whose mailing address is **34759 Mathews Rd., Eugene, OR 97405**, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, in hand paid, conveys and warrants to **Brock C. Bauder and Patricia Bauder, husband and wife**, residing at **305 Cascade St., Sitka, AK 99835**, the following described real estate, situated in the **Sitka Recording District, First Judicial District, State of Alaska**:

**Lot 2, DODGE CIRCLE ESTATES**, according to the official plat thereof, filed under Plat Number 87-8, Records of the Sitka Recording District, First Judicial District, State of Alaska.

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

Dated: October 10, 2011.

**Mark W. and Cynthia A. Whittington,  
Community Property Trust, U.T.D. March 26,  
2007**

Mark W. Whittington  
Mark W. Whittington, Trustee  
Cynthia A. Whittington  
Cynthia A. Whittington, Trustee

THIS IS TO CERTIFY that on this October 10, 2011, before me the undersigned Notary Public, personally appeared **Mark W. and Cynthia A. Whittington, Trustees of the Mark W. and Cynthia A. Whittington Community Property Trust, U.T.D. March 26, 2007**, known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Notary Public in and for Oregon  
My commission expires March 28, 2015

