

**Narrative to accompany Application for
Tideland Lease at 1403/1401 Halibut Point Road**

John Hardwick and Ral West (via their respective Revocable Living Trusts) purchased the property located at 1401 Halibut Point Road. They have begun construction of a new primary residence on this property. The neighbor owning the property at 1403 Halibut Point Road, Kris Pearson, also wishes to build a dock and proposes to join with John Hardwick and Ral West in the applications for permits and tideland lease, as well as the construction of the dock. Each property owner has multiple vessels requiring moorage at this proposed dock.

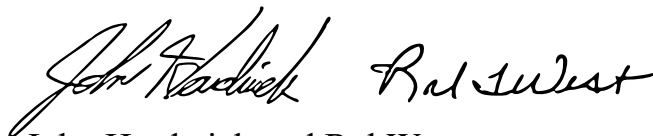
Hardwick/West and Pearson have contracted with an engineer in Ketchikan, Trevor Sande, for the purpose of designing the dock and applying for Corps of Engineers Permit. Preliminary drawings for the dock and the proposed placement of the dock are attached.

This is Trevor's recommendation for the dimensions and location of the dock: The pier is centered on the extension of the common line between properties. The float is offset toward deeper water. I show fill on land, ideally this would extend to the mean high water line but we would need survey data to determine where that line is. Pier could be constructed from land during low tide. I recommend 8' minimum with 10' preferred. I consider 10' float a minimum and recommend 12' on the outer float for better turning at the tee.

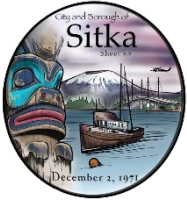
The length of the floating dock would be 100'.

John Hardwick and Ral West have been residents of Sitka since 2006, and own a home and several pieces of income property in Sitka.

Respectfully Submitted,

Handwritten signatures of John Hardwick and Ral West in black ink. The signature for John Hardwick is on the left and the signature for Ral West is on the right.

John Hardwick and Ral West



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~~ Tidelands lease

☐ ZONING AMENDMENT

☐ PLAT/SUBDIVISION

BRIEF DESCRIPTION OF REQUEST: _____

We would like to build a dock, to be shared by 1401 and 1403 HPR. The purpose of the dock is to accommodate private vessels, owned by the respective owners of the two lots.
The use of the vessels is strictly personal, for recreation.

PROPERTY INFORMATION:

CURRENT ZONING: _____ PROPOSED ZONING (if applicable): _____

CURRENT LAND USE(S): _____ PROPOSED LAND USES (if changing): _____

APPLICANT INFORMATION:

PROPERTY OWNER: John Hardwick RLT and Ral West RLT

PROPERTY OWNER ADDRESS: _____

STREET ADDRESS OF PROPERTY: _____

APPLICANT'S NAME: _____

MAILING ADDRESS: _____

EMAIL ADDRESS: _____ DAYTIME PHONE: _____

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:

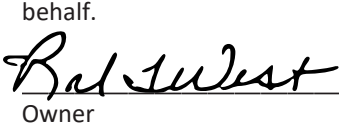
- ☐ AMCO Application

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.


Owner



March 12, 2022

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.

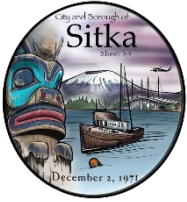
Applicant (If different than owner)

Date

Last Name

Date Submitted

Project Address



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
SUPPLEMENTAL APPLICATION FORM
CONDITIONAL USE PERMIT

APPLICATION FOR

☐ MARIJUANA ENTERPRISE

☐ SHORT-TERM RENTAL OR BED AND BREAKFAST

☒ OTHER: _____

CRITERIA TO DETERMINE IMPACT – SGC 22.24.010(E) *(Please address each item in regard to your proposal)*

- Hours of operation: _____

- Location along a major or collector street: _____

- Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses:

- Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario: _____

- Effects on vehicular and pedestrian safety: _____

- Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: _____

- Describe the parking plan & layout: _____

- Proposed signage: _____

- **Presence of existing or proposed buffers (ie. Fences, boundary walls, natural barriers, etc.) on the site or immediately adjacent the site:**

- **Amount of noise to be generated and its impacts on neighbors:** _____

- **Other criteria that surface through public comments or planning commission review (odor, security, safety, waste management, etc):**

- **Mitigation/ Management Plan (How will site be managed to ensure low/no impact on neighbors?)**

REQUIRED FINDINGS (SGC 22.30.160(C):

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:


	Initial
a. Be detrimental to the public health, safety, and general welfare;	RW
b. Adversely affect the established character of the surrounding vicinity; nor	RW
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.	RW
2. The granting of the proposed <u>conditional use</u> permit is consistent and compatible with the intent of the goals, objectives and policies of the <u>comprehensive plan</u> and any implementing regulation.	RW
3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced.	RW
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.	RW
5. The <u>conditional use</u> 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.	RW
6. Burden of Proof. The <u>applicant</u> has the burden of proving that the proposed <u>conditional use</u> meets all of the criteria in subsection B of this section.	RW

ANY ADDITIONAL COMMENTS

The comprehensive plan does not address the need to have a CUP for a tideland lease.

The statute requires docks that are more than 300 lineal feet to apply for a CUP.

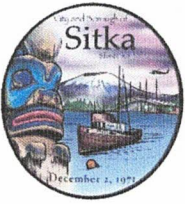
Please remember that the dock will be shared by the owners of both 1401 and 1403 HPR.


Applicant



March 12, 2022

Date



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT GENERAL APPLICATION

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APPLICATION FOR:

☐ VARIANCE☒ CONDITIONAL USE TIDELANDS LEASE☐ ZONING AMENDMENT☐ PLAT/SUBDIVISION

BRIEF DESCRIPTION OF REQUEST: Building a shared dock for 1401 + 1403 HPR.

Dock will be for private use.

PROPERTY INFORMATION:

CURRENT ZONING: R-1 PROPOSED ZONING (if applicable): _____

CURRENT LAND USE(S): RESIDENTIAL PROPOSED LAND USES (if changing): RESIDENTIAL WITH DOCK

APPLICANT INFORMATION:

PROPERTY OWNER: KRIS PEARSON

PROPERTY OWNER ADDRESS: 1935 DODGE CIRCLE, SITKA

STREET ADDRESS OF PROPERTY: 1403 HPR, SITKA

APPLICANT'S NAME: KRIS PEARSON

MAILING ADDRESS: 1935 DODGE CIRCLE

EMAIL ADDRESS: Coastalraider@outlook.com DAYTIME PHONE: 907.738.3000

PEARSON

Last Name

3/15/22

Date Submitted

1401-1403 HPR

Project Address

REQUIRED SUPPLEMENTAL INFORMATION:

For All Applications:

- ☐ Completed General Application form
- ☐ Supplemental Application (Variance, CUP, Plat, Zoning Amendment)
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- ☐ Other: _____

For Marijuana Enterprise Conditional Use Permits Only:

- ☐ AMCO Application

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Owner

3/15/22

Date

Owner

Date

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Applicant (If different than owner)

Date

PEARSON

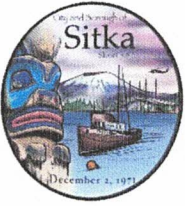
3/15/22

1401-1403 HPR

Last Name

Date Submitted

Project Address



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SUPPLEMENTAL APPLICATION FORM CONDITIONAL USE PERMIT

APPLICATION FOR

- ☐ MARIJUANA ENTERPRISE
- ☐ SHORT-TERM RENTAL OR BED AND BREAKFAST
- ☒ OTHER: TIDELANDS LEASE FOR DOCK

CRITERIA TO DETERMINE IMPACT – SGC 22.24.010(E) (Please address each item in regard to your proposal)

- Hours of operation: N/A
- Location along a major or collector street: OFFSHORE OF THE UPLANDS AT 1401 + 1403 HPR
- Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses:
NONE
- Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario: NONE. THE ONLY USERS WILL BE THE RESIDENTS OF 1401 + 1403 HPR.
- Effects on vehicular and pedestrian safety: NONE
- Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: ACCESSIBLE FROM 1401 + 1403 HPR UPLANDS OR FROM THE WATER.
- Describe the parking plan & layout: N/A
- Proposed signage: NONE

PEARSON
Last Name

3/15/22
Date Submitted

1401 + 1403 HPR
Project Address

- Presence of existing or proposed buffers (ie. Fences, boundary walls, natural barriers, etc.) on the site or immediately adjacent the site:

N/A

- Amount of noise to be generated and its impacts on neighbors: NO MORE THAN THE EXISTING BOAT TRAFFIC FROM THE SITKA HARBOR SYSTEM.

- Other criteria that surface through public comments or planning commission review (odor, security, safety, waste management, etc):

N/A

- Mitigation/ Management Plan (How will site be managed to ensure low/no impact on neighbors?)

NO IMPACT IS EXPECTED

BARSON
Last Name

3/15/22
Date Submitted


1401 + 1403 HPR
Project Address

REQUIRED FINDINGS (SGC 22.30.160(C):


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:

	Initial
a. Be detrimental to the public health, safety, and general welfare;	KP
b. Adversely affect the established character of the surrounding vicinity; nor	KP
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.	KP
2. The granting of the proposed <u>conditional use</u> permit is consistent and compatible with the intent of the goals, objectives and policies of the <u>comprehensive plan</u> and any implementing regulation.	KP
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.	KP
5. The <u>conditional use</u> 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.	KP
6. Burden of Proof. The <u>applicant</u> has the burden of proving that the proposed <u>conditional use</u> meets all of the criteria in subsection B of this section.	KP

ANY ADDITIONAL COMMENTS _____

Applicant 

Date 3/15/22


Last Name

3/15/22
Date Submitted

1401-1403 HPR
Project Address