



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

LAND MANAGEMENT APPLICATION FORM

1. Review guidelines and procedural information.
2. Fill form out completely. No request will be considered without a completed form.
3. Submit all supporting documents and proof of payment.

APPLICATION FOR:

☒ TIDELAND☐ LEASE☐ LAND☐ PURCHASE

BRIEF DESCRIPTION OF REQUEST: Acquire Tidelands Lease, A.T.S. #645-SITKA, AK.

The original lease started in 1967. A 55 year lease, to Vaughn Blankenship, deceased. The property transferred to family on death. The property will continue to be used as residential. SEE ATTACHED for description and pictures.

PROPERTY INFORMATION:

CURRENT ZONING: R-1 ARE YOU THE UPLAND PROPERTY OWNER? Yes

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

APPLICANT INFORMATION:

PROPERTY OWNER: Rose L Risley or Brian L Blankenship

PROPERTY OWNER ADDRESS: 143 Sky River Road Toledo, WA 98591

STREET ADDRESS OF PROPERTY: 1604 Sawmill Creek Highway

APPLICANT'S NAME: Rose L. Risley / Brian L Blankenship

MAILING ADDRESS: 143 Sky River Road - Toledo, WA 98591

EMAIL ADDRESS: _____ DAYTIME PHONE: 907-957-3385

PROPERTY LEGAL DESCRIPTION:

TAX ID: 30690000 LOT: _____ BLOCK: 4010 TRACT: 100

SUBDIVISION: ALASKA Tidelands Survey No. 645 US SURVEY: 2078

OFFICE USE ONLY

COMPLETED APPLICATION		SITE PLAN	
NARRATIVE		CURRENT PLAT	
FEE		OWNERSHIP	

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 (If claiming upland preference)
- ☒ Copy of current plat

CERTIFICATION:

I hereby 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. 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.


Applicant Rose L. Kelsey

8-22-2025
Date 9/7/2025

1604 Saw Mill Creek

PARCEL No. 1: A parcel of land lying within the First Judicial District, State of Alaska near Sitka and more particularly described as follows:

Beginning at a Brass Cap monument which is the northwest corner of U.S. Survey 2078 which is a common corner to Lots 31, 32 and 33, U.S. Survey 3718;

Thence South a distance of 1381.38 feet which is M.C. 2 of U.S. Survey 2078;

Thence South 79 degrees 00' feet East a distance of 10.19 feet to the true point of beginning;

Thence South 79 degrees 00' feet East a distance of 193.55 feet along the high tide meander line of record;

Thence North a distance of 56.98 feet to the South right-of-way line of Saw Mill Creek Highway;

Thence Westerly along the South right-of-way line curving to the left a distance of 56.20 having a chord bearing North 78 degrees 16' 40" West and a chord of 56.18 to the S.C.;

Thence spiraling left a distance of 135.22 feet along the South right-of-way line;

Thence South a distance of 37.59 feet more or less to the true point of beginning.

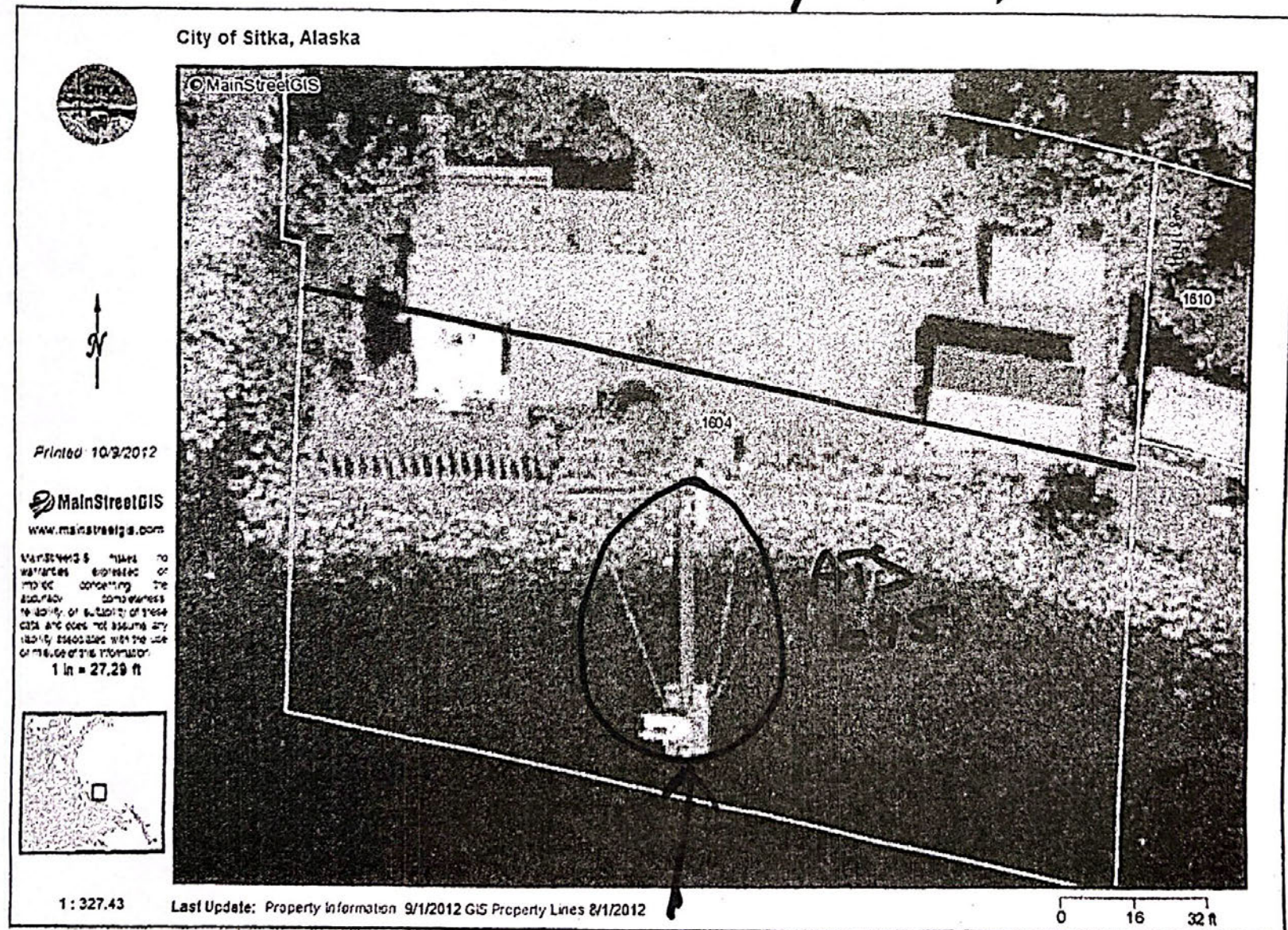


PARCEL No. 2: Alaska Tidelands Survey No. 645

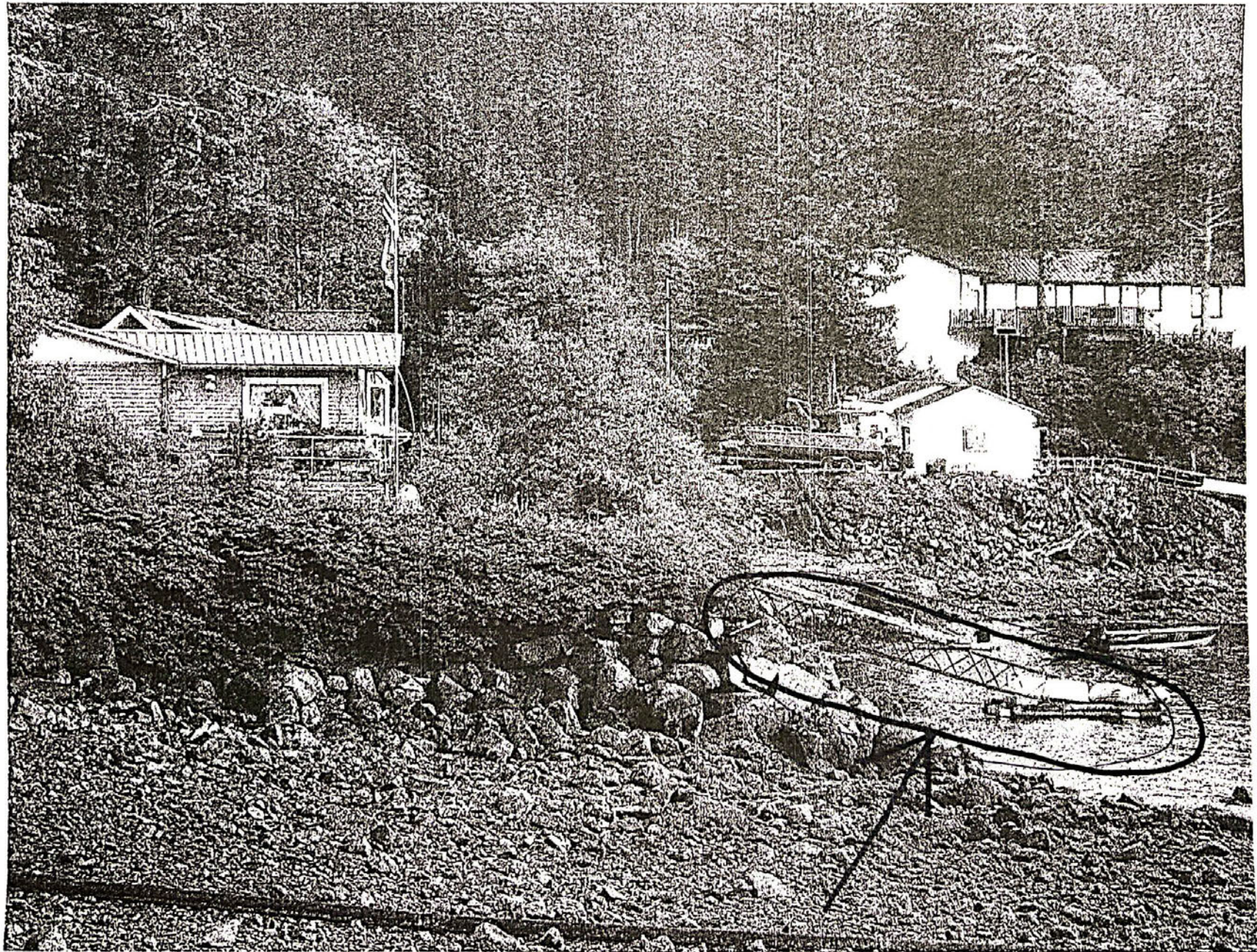
Beginning at Corner No. 2 of US Survey No. 2078 near Sitka, Alaska; thence S 79 degrees 00' E 10.19 feet to Corner No. 1 of this description and the true point of beginning; thence S 79 degrees 00' E 193.55 feet to Corner No. 2; thence due South 100.00 feet to Corner No. 3; thence N 79 degrees 00' W 193.55 feet to Corner No. 4; thence due North 100.00 feet to Corner No. 1, the true point of beginning, containing 0.436 acres. Latitude 57 degrees 03' N., Longitude 135 degrees 18' W. at Corner No. 1 of this description, Sitka Recording District, First Judicial District, Alaska (ADL 31386 Tidelands lease)



BLANKENSHIP/Risley



The dock is no longer in the water.



This dock is no longer in use/not in water.

A
L
A
S
K
A

2019-000813-0

Recording Dist: 103 - Sitka

8/15/2019 01:13 PM Pages: 1 of 4



REVOCABLE TRANSFER ON DEATH DEED

NOTICE TO OWNER:

You should carefully read all information on both pages of this form. Transferring real property by using a Transfer on Death Deed may have important legal consequences in addition to designating who will receive the real property on the transferor's death. These consequences may include, but are not limited to:

- (1) affecting the beneficiary's eligibility for public assistance; and
- (2) affecting creditors' rights. If you have any questions, you should consult an attorney.

This form must be recorded before your death, or it will not be effective.

IDENTIFYING INFORMATION

Owner or Owners Making This Deed: 1604 Saw Mill Creek, Sitka, Alaska 99835

Vaughn R. Blankenship

Printed name

Complete mailing address

married

Marital status

Printed name

Complete mailing address

Marital status

Legal description of the property:

see attached

PRIMARY BENEFICIARY/BENEFICIARIES

(Please list one or more primary beneficiaries. You may want to obtain legal advice before listing more than one primary beneficiary. There is more than one way to transfer property to several persons.)

Transfer on Death Deed, SHS-PR 100 (9/14)Page 1 of 3

I/We designate the following beneficiary/beneficiaries if the beneficiary/beneficiaries survive(s) me:

2166 Halibut Pt. Road, Sitka, Alaska 99835

Brian Blankenship

Printed name

Complete mailing address

married

Marital status

Box 33334, Juneau, Alaska 99803

Rose Risley

Printed name

Complete mailing address

married

Marital status

Printed name

Complete mailing address

Marital status

ALTERNATE BENEFICIARY/BENEFICIARIES – Optional

(You may list one or more alternate beneficiaries. You may want to obtain legal advice before listing more than one alternate beneficiary. There is more than one way to transfer property to several persons.)

If my primary beneficiary/beneficiaries does/do not survive me, I designate the following alternate beneficiary if that beneficiary survives me:

none

Printed name

Complete mailing address

Marital status

TRANSFER ON DEATH

At my death, I transfer my interest in the described property to the beneficiaries as designated above.

Before my death, I have the right to revoke this deed.

Transfer on Death Deed, SHS-PR 100 (9/14)Page 2 of 3



AUTHORITY OF DESIGNATED AGENT TO REVOKE THIS DEED

I authorize the following designated agent to revoke this deed before my death:

none

Printed name

Complete mailing address

SIGNATURE OF OWNER OR OWNERS MAKING THIS DEED

Vaughn R. Blankenship 8/8/19
Signature Date

Signature

Date

ACKNOWLEDGMENT

State of Alaska, 1st Judicial District (or County of Sitka
or Municipality of _____)

The foregoing instrument was acknowledged before me this 8 day of August
by Vaughn R. Blankenship (signing party).

[Signature]
Signature of Person Taking Acknowledgment

Alexandra Frailey
Printed Name

Consumer Loan Officer
Title or Rank

Serial Number, if any

My commission expires:

01-01-2020

ALEXANDRA FRAILEY
Notary Public
State of Alaska
My Commission Expires
01-01-2020

Return To: Vaughn R. Blankenship

Name
1604 Saw Mill Creek, Sitka, Alaska 99835

Complete mailing address

Transfer on Death Deed, SHS-PR 100 (9/14)Page 3 of 3



1604 Saw Mill Creek

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PARCEL No. 2: Alaska Tidelands Survey No. 645

Beginning at Corner No. 2 of US Survey No. 2078 near Sitka, Alaska; thence S 79 degrees 00' E 10.19 feet to Corner No. 1 of this description and the true point of beginning; thence S 79 degrees 00' E 193.55 feet to Corner No. 2; thence due South 100.00 feet to Corner No. 3; thence N 79 degrees 00' W 193.55 feet to Corner No. 4; thence due North 100.00 feet to Corner No. 1, the true point of beginning, containing 0.436 acres. Latitude 57 degrees 03' N., Longitude 135 degrees 18' W. at Corner No. 1 of this description, Sitka Recording District, First Judicial District, Alaska (ADL 31386 Tidelands lease)



September 16, 2025

City and Borough of Sitka
Planning and Development Dept.
100 Lincoln Street
Sitka, AK 99835

RE: Alaska Tidelands Survey No. 645, Lease Application-
Competitive Bid Process

To whom it may concern,

We feel Alaska Tidelands Survey No. 645, should NOT undergo the competitive bid process. Our family has a long history of the use of this property. Beginning with the original 55 year, A.T.S. 645 lease, in 1967.

In 1978, a fill permit was issued to our father Vaughn Blankenship, to fill in the tidelands on A.T.S. 645. A dwelling, (permanent residence), was constructed in 1978. A portion of which is built on the tidelands lease area. An addition, and deck, on the front of the house, (the ocean side), was constructed at a later date. This entire addition and deck, sets permanently on A.T.S. 645.

A State of Alaska highway project, encroached on the NE corner of the property at 1604 Sawmill Creek Hwy. It was necessary to relocate the existing shed to the leased property, A.T.S. 645, to accommodate SOA's purchase of said corner property.

The property, and tidelands lease A.T.S 645, was transferred to myself and my brother, Brian Blankenship, upon our father's death, April 24, 2024. The 'Transfer on Death Deed' (TOD), assigns this. (The TOD is included with our tidelands lease application). Neither of us were aware that the original 55 year lease had expired. Had we had knowledge of a renewal, the lease would've been renewed prior to it's expiration. We can only assume, with our fathers age, and medical issues, and our mother in Sitka's Pioneer Home, the lease renewal got

overlooked.

Attached is a response, dated June 26, 2015, from Maegan Bosak, CBS Planning Development Director. She responds to an apparent lease amendment request, concerning the 'seasonal' dock, our father submitted. The request was received, by then planning director, Wells Williams, on April 23, 2012. Our fathers lease amendment request was denied, stating "the lease area is being utilized in full."

As over previous years, since 1978, A.T.S 645 is being 'utilized in full', by the owners of 1604 Sawmill Creek Hwy., and will continue being fully utilized, in the future.

Kind Regards,

Rose Risley

Brian L Blankenship

CBS Tax ID: 30690000



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

June 26, 2015

COPY

Vaughn and Marian Blankenship
1604 Sawmill Creek Road
Sitka, Alaska 99835

Dear Mr. Blankenship,

Thank you for your visit on May 28, 2015.

I am in receipt of your lease amendment request previously submitted to Planning Director Wells Williams on April 23, 2012.

According to our records, enclosed, it appears that the dock is extending the full distance of the tidelands. Based on this knowledge the lease amendment cannot be processed as the lease area is being utilized in full.

Please let me know if you have any questions.

Thank you.

Sincerely,

Maegan Bosak
Planning and Community Development Director
City and Borough of Sitka
907-747-1824

Providing for today...preparing for tomorrow