

City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

Date: November 10, 2016

From: PCDD Staff

To: Planning Commission

Re: P 16-12 Final Plat of a Minor Subdivision on Whale Island

GENERAL INFORMATION

Applicant: Donald/Patricia Lehmann & Eric Speck

Property Owner: Donald/Patricia Lehmann & Eric Speck

Property Address: Whale Island

Legal Description: Lot 5 Tract A US Survey 3556

Parcel ID Number: 4-9144-000

Size of Existing Lot: 5.15 acres

Zoning: General Island

Existing Land Use: Residential/Recreational

Utilities: Electric

Access: via water

Surrounding Land Use: Residential/Recreational

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 to approve the final plat

ATTACHMENTS

Attachment A: Aerial Vicinity Map

Attachment B: Vicinity Map

Attachment C: Zoning Map

Attachment D: Site Photos

Attachment E: Proposed Plat
Attachment F: Current Survey
Attachment G: Application
Attachment H: Deed
Attachment I: Mailing List
Attachment J: Proof of Payment

BACKGROUND

In 1959, Whale Island was subdivided into six lots. The owners of lot 5 now wish to subdivide their 5.15 acre lot into two lots. The Lehmanns will own the lot with the house, which is labeled as lot 5B and is 83,884 square feet. Speck will own the other lot, which is labeled lot 5A and is 140,093 square feet.

PROJECT DESCRIPTION

The proposed subdivision would divide one lot into two lots. The current lot is 5.15 acres. The proposed lots would be 83,884 square feet and 140,093 square feet. The lots are both in excess of General Island's 1 acre minimum lot size.

The plat includes a 15 foot trail, access, and utilities easement along approximately half of the proposed property line between new lots 5A and 5B. A 15 foot beach access easement crosses the northern portion of lot 5A. Both lots abut the ocean, giving each water access. Municipal electricity is available on Whale Island, while municipal water and wastewater are not.

Staff have directed the applicant to make minor administrative changes to the prior approved preliminary plat to account for new information received from DNR. Specifically, any reference to trails, easements, and access across lot 1 be removed. Further, any easements across any other lots outside of Lot 5 and the lots subject to this specific subdivision either be removed or provide the legal support for those easements.

Title 21 Subdivision

Plats that create no more than 4 additional lots shall comply with Chapter 21.12, Minor Subdivisions. The concept plat will be discussed at the first Planning Commission hearing, with the final plat to be considered at the second hearing.

ANALYSIS

Project/Site: The proposed lots are in excess of the minimum size requirements, and both lots have ocean access. The subdivision would create the opportunity for the development of an additional residential and/or recreational property.

Traffic: Two lots may result in increased boat traffic when compared to one lot.

Parking: Lot sizes are ample to provide the required two parking spaces per property.¹ Residents may not have cars on the property, as it is an island.

Noise: Lots are large, which should provide sufficient sound buffers.

Public Health or Safety: No known impacts.

Habitat: No known impacts.

Property Value or Neighborhood Harmony: The proposed lots are adequately sized and should not negatively impact neighboring property values.

Comprehensive Plan:

The proposal is consistent with the Comprehensive Plan section 2.4.1, which states, "To guide the orderly and efficient use of private and public land in a manner that maintains a small-town atmosphere, encourages a rural lifestyle, recognizes the natural environment, and enhances the quality of life for present and future generations" by making additional secluded rural residential lots available for development.

FINDINGS:

Staff recommends the following findings:

- 1) That the proposed minor subdivision complies with the comprehensive plan by providing for the development of additional housing options.
- 2) That the minor subdivision would not be injurious to the public health, safety, and welfare.

RECOMMENDATION

It is recommended that the Planning Commission adopt the PCDD staff's analysis and move to approve the final plat of the minor subdivision of Lot 5 Tract A US Survey 3556.

RECOMMENDED MOTION

- 1) Move to approve the findings 1) that the proposed minor subdivision complies with the comprehensive plan by providing for the development of additional housing options; and 2) that the minor subdivision would not be injurious to the public health, safety, and welfare.
- 2) Move to approve the final plat of a minor subdivision of a portion of Whale Island, also known as Lot 5 Tract A US Survey 3556 subject to the attached conditions of approval. The request is filed by Donald and Patricia Lehmann and Eric Speck. The owners of record are Donald and Patricia Lehmann and Eric Speck.

¹ Section 22.20.100.G.1—Residential Uses

- a. The City is a part to all easements and noted on the plat.
- b. All easements comply with the Sitka General Code.
- c. Appropriate maintenance, use, and access agreements for all plated easements be noted on the plat before final recording.

Middle Channel

Island

Beardslee
Island

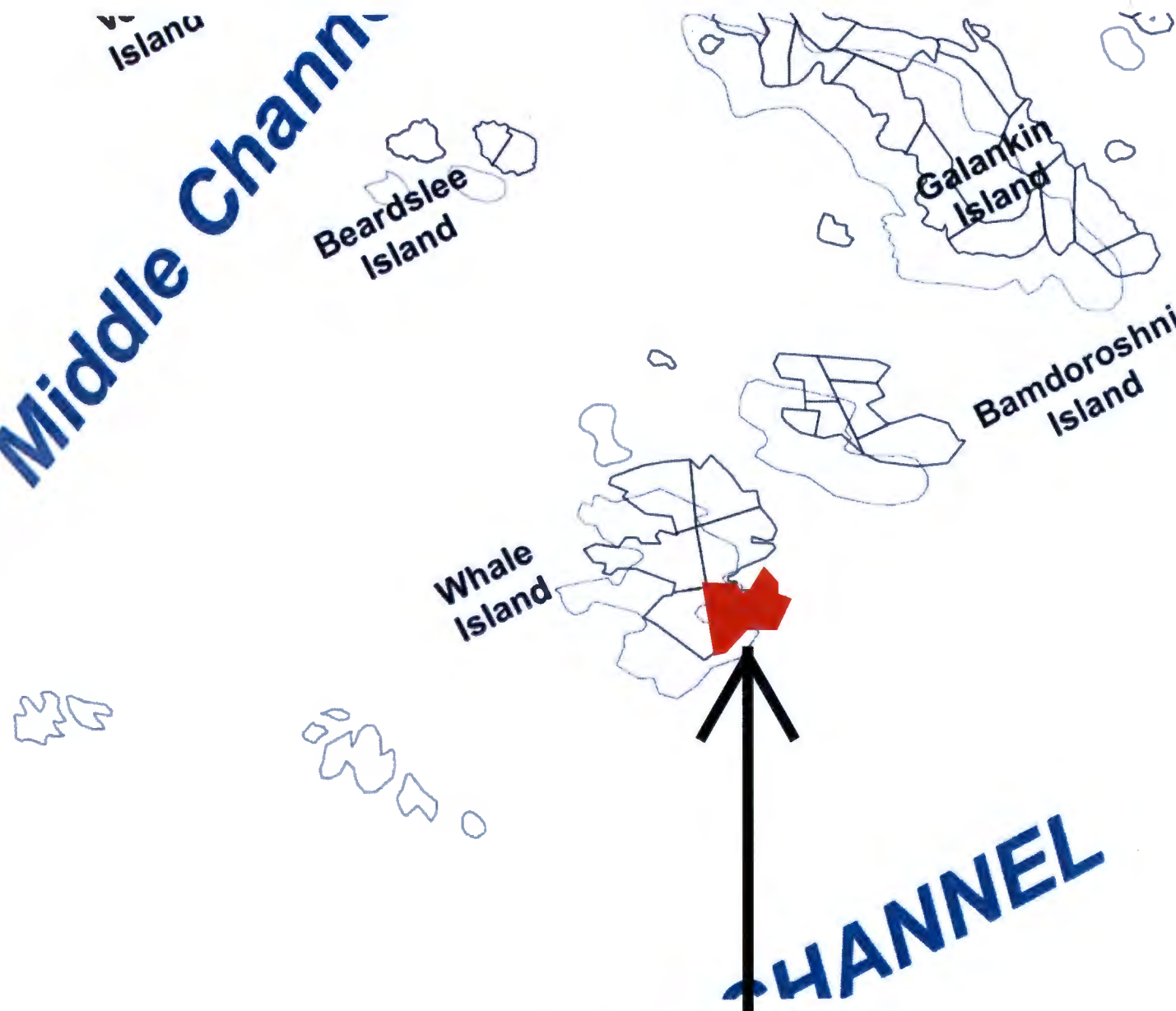
Galankin
Island

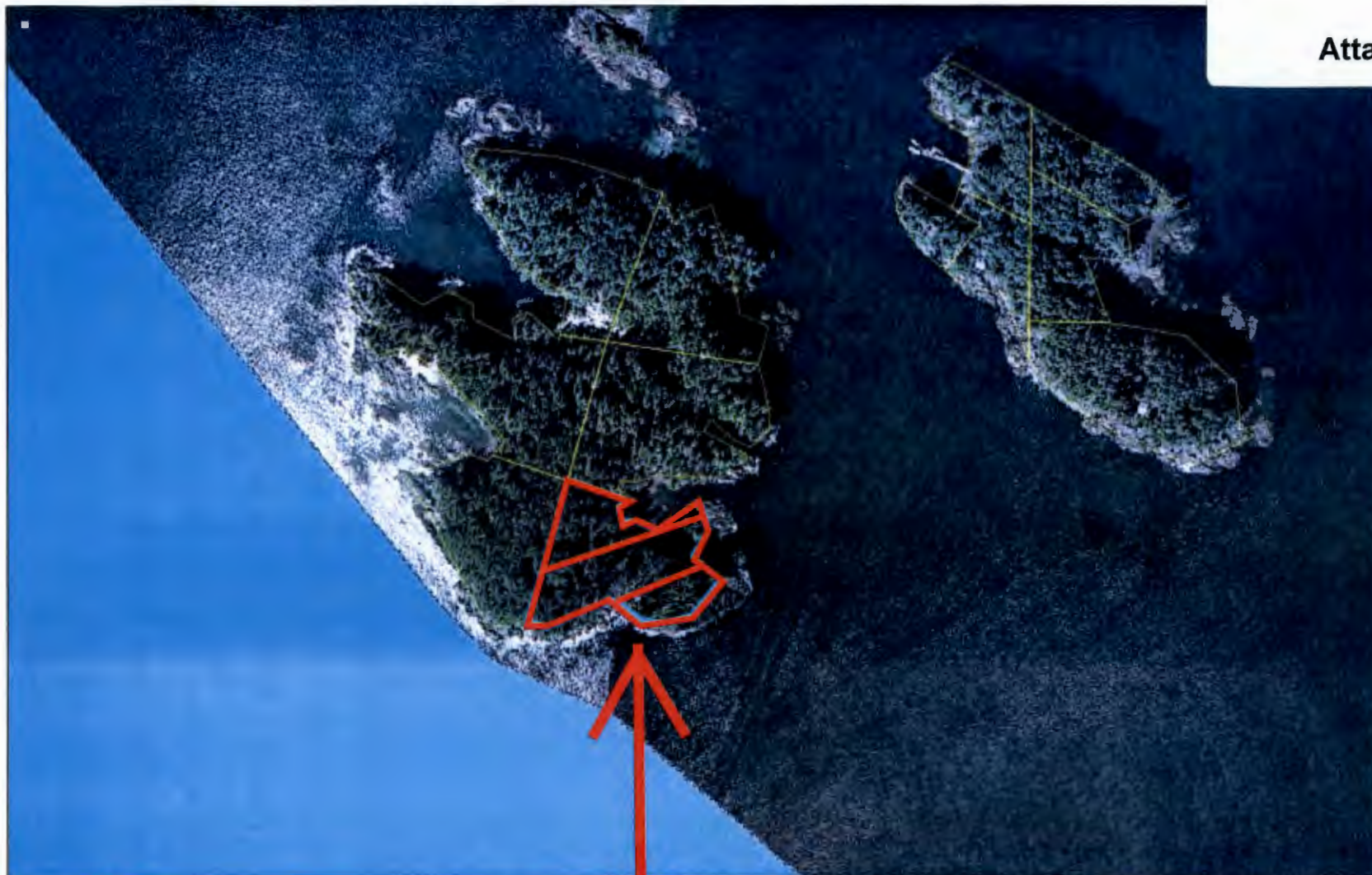
Bamdooroshni
Island

Whale
Island

CHANNEL

Lehman & Speck
Minor Subdivision
Whale Island





City & Borough of Sitka, Alaska

Selected Parcel: 0 WHALE ISLAND ID: 49144000

Printed on 8/25/2016 from <http://www.mainstreetmaps3.com/ak/sitka/internal.asp>

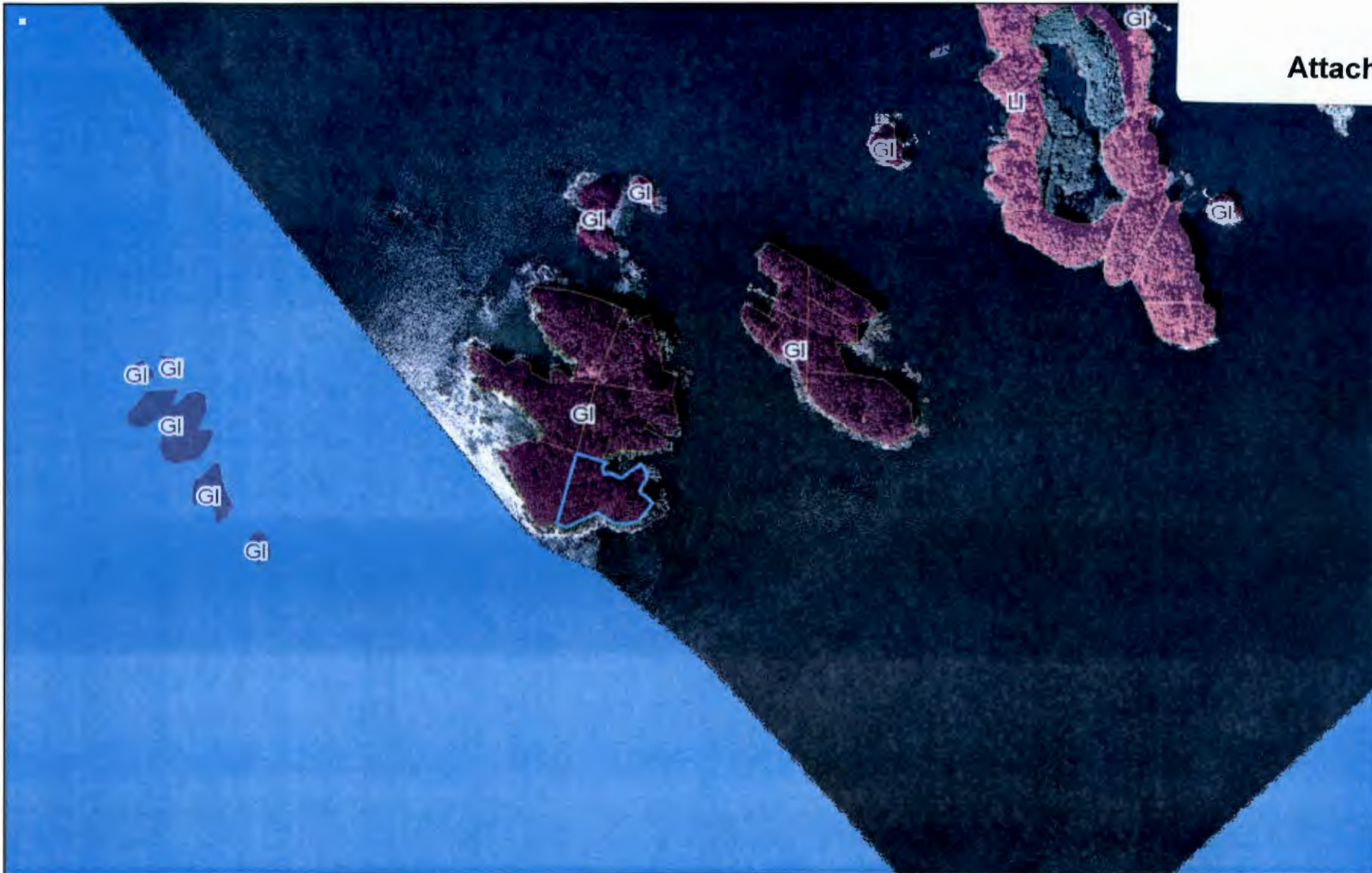
100 m
500 ft



MainStreetGIS
MainStreetGIS, LLC
www.mainstreetgis.com

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.

Lehman & Speck
Minor Subdivision
Whale Island



City & Borough of Sitka, Alaska

Selected Parcel: 0 WHALE ISLAND ID: 49144000

Printed on 8/25/2016 from <http://www.mainstreetmaps3.com/ak/sitka/internal.asp>

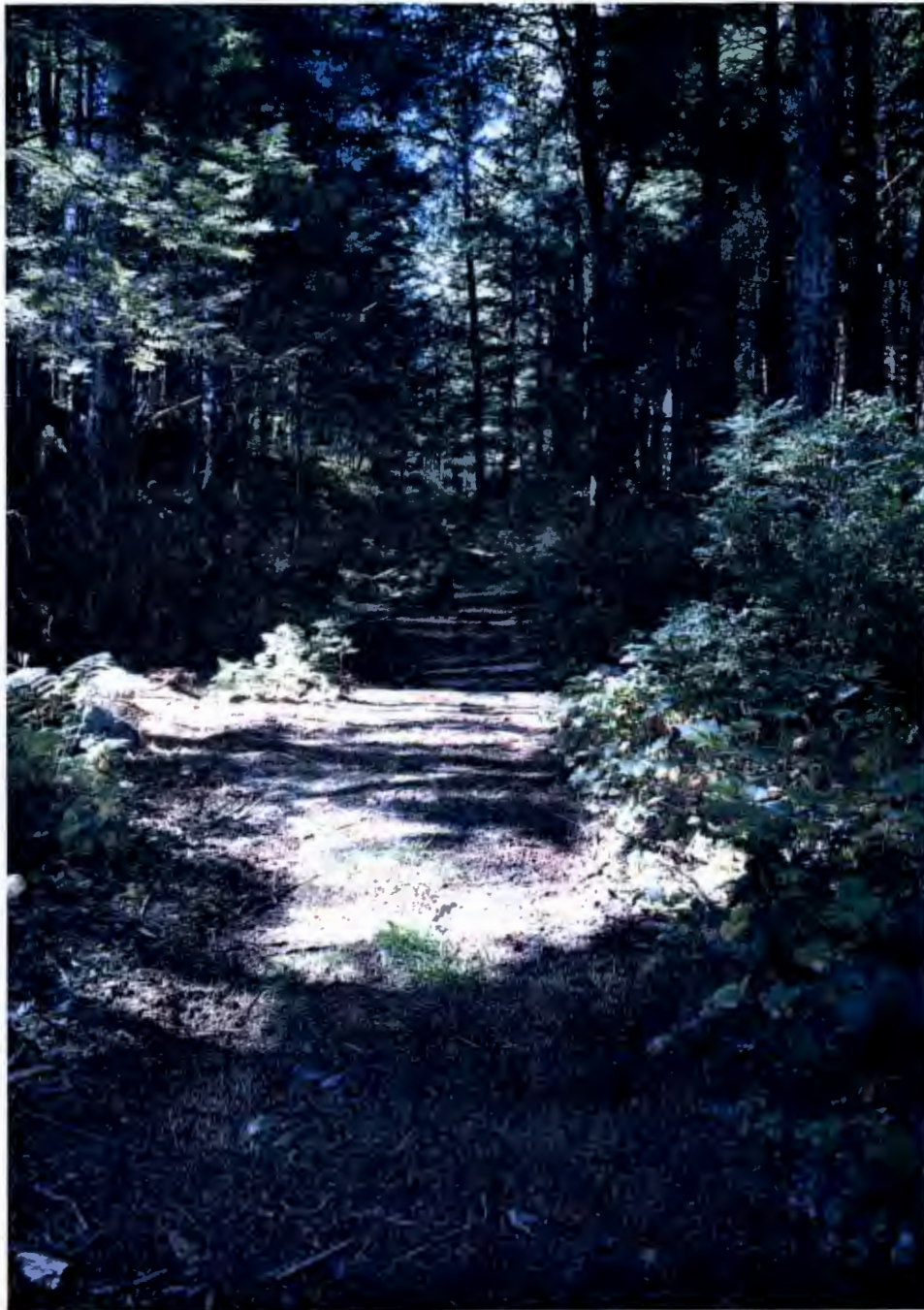
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1000 ft

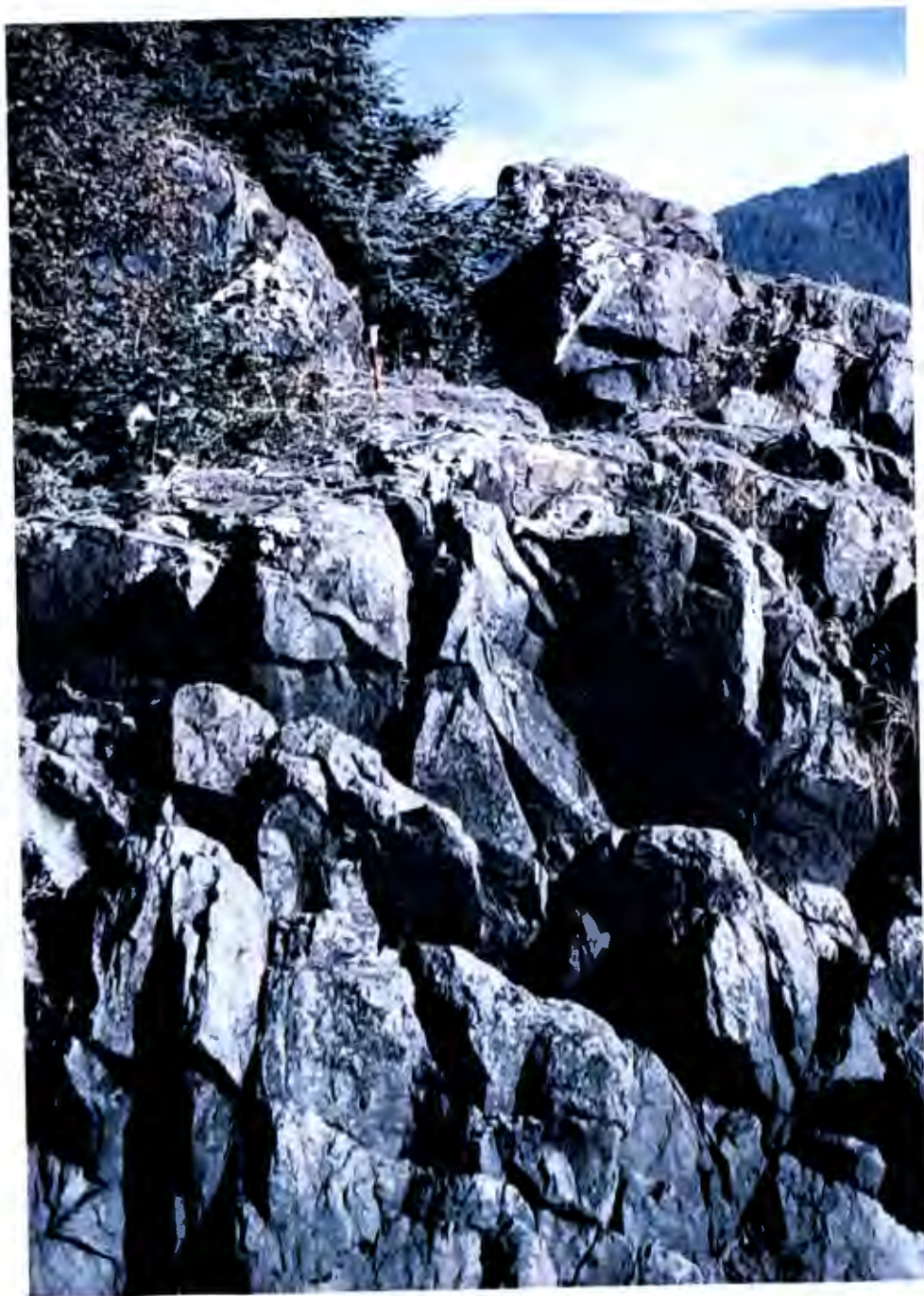


MainStreetGIS
MainStreetGIS, LLC
www.mainstreetgis.com

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Lehman & Speck
Minor Subdivision
Whale Island





LEGEND

- G.L.O. 2 1/2" BRASS MONUMENT AUXILIARY MEASUREMENT CORNER RECOVERED THIS SURVEY
- SECONDARY MONUMENT SET THIS SURVEY BY J.W. BEAN

— SURVEYED
 --- UNSURVEYED
 - - - - - CENTERLINE OF TRAIL
 - - - - - SURVEY LINE

R = AS PER PLAT NO. 91-9

BASIS OF BEARING

BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF N31°12'00"W FROM A FOUND 3" BRASS MONUMENT BEING THE A.M.C. CORNER OF TRACT N TO A FOUND 3" BRASS MONUMENT BEING THE A.M.C. CORNER OF TRACT N AS SHOWN ON RECORD PLAT NO. 91-9



TYPICAL SECONDARY MON.
 3" ALUM. CAP
 5/8" REBAR, 36" LONG

CERTIFICATE OF OWNERSHIP AND DEDICATION:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH OUR FREE CONSENT, AND THAT WE DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

Date _____, 2016

Owner _____
 Owner _____
 LOT 5
 DONALD & PATRICIA LEHMAN
 116 ANNA DRIVE
 SITKA, ALASKA 99835

NOTARY'S ACKNOWLEDGEMENTS:

UNITED STATES OF AMERICA)
 STATE OF ALASKA) S.S.

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SHOWN, PERSONALLY APPEARED:

KNOWN TO ME TO BE THE PERSON (PERSONS) DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Notary Public for Alaska

My Commission Expires _____

CERTIFICATE OF REGISTERED LAND SURVEYOR

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED AND REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT ALL DIMENSIONAL DETAILS AND RELATIVE BEARINGS ARE CORRECT AS SHOWN AND THAT ALL EASEMENTS AND RIGHT OF WAYS APPEARING ON THE LAND ARE AS SHOWN.

Date _____

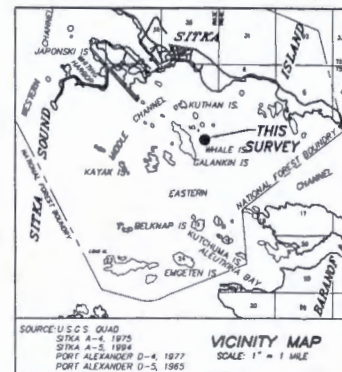
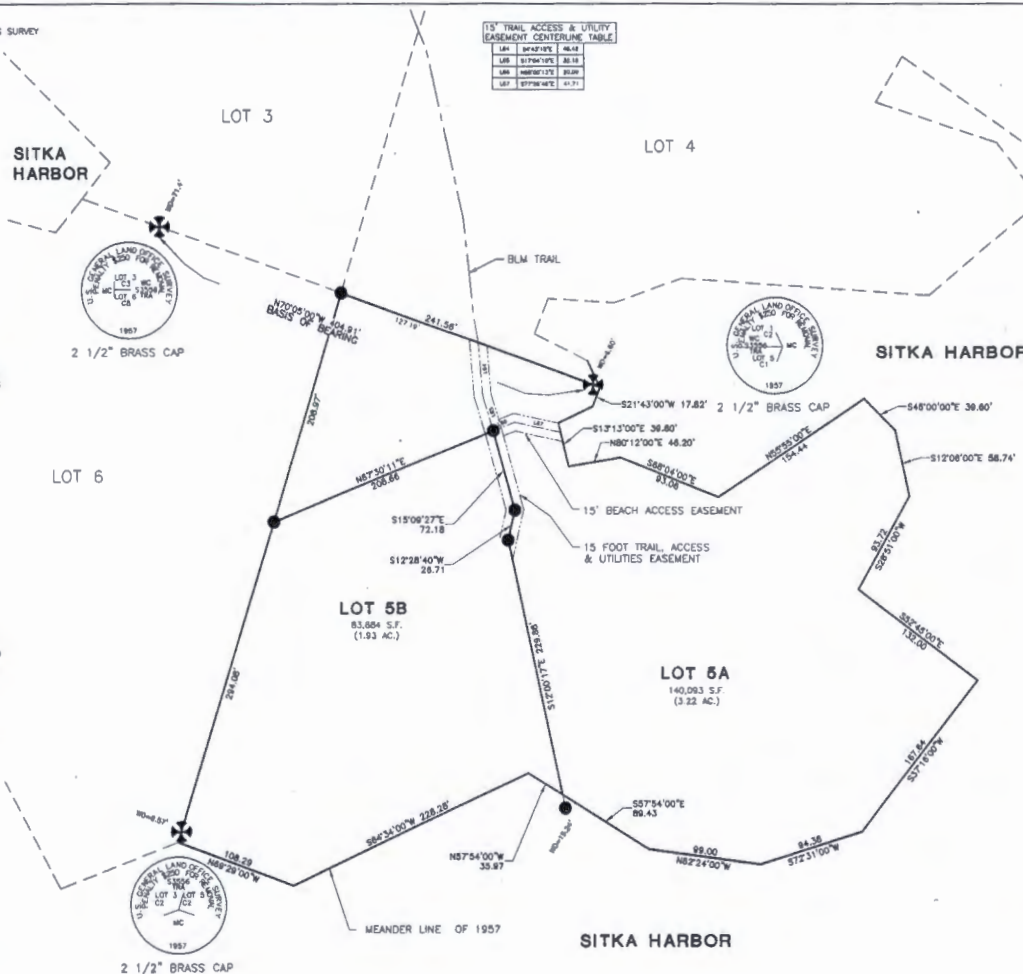


DRAWN BY: GDM (Signature)
CHECKED BY: JWB
DRAWING DATE: 11-07-2016
FIELD BOOK:
SCALE: 1"=50'
JOB NO.: SIT-60113-WHALES IS
REVISED: GDM



J.W. BEAN INC.
 PROFESSIONAL SURVEYOR
 1070 ARCTIC CIRCLE
 JAREMA, ALASKA
 (907) 789-0090
 SURVEYOR - PLANNER

15' TRAIL ACCESS & UTILITY EASEMENT CENTERLINE TABLE	
15' TRAIL ACCESS	15.00
15' UTILITY	15.00
15' TRAIL ACCESS & UTILITY	30.00



CERTIFICATION STATE OF ALASKA (FIRST JUDICIAL DISTRICT)

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ASSESSOR FOR THE CITY & BOROUGH OF SITKA, HEREBY CERTIFY THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY & BOROUGH OF SITKA, IN THE NAME OF _____ AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES, ASSESSED AGAINST SAID LANDS IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL, THAT CURRENT TAXES FOR THE YEAR 2016 WILL BE DUE ON OR BEFORE _____, 2016.

ASSESSOR CITY & BOROUGH OF SITKA

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA ASSEMBLY AS REQUIRED IN MINUTE BOOK PAGE _____ DATED _____, 2016, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, SITKA, ALASKA.

DATED THIS _____ DAY OF _____, 2016.

MAYOR

CITY & BOROUGH CLERK

CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND FINANCE DIRECTOR FOR THE CITY & BOROUGH OF SITKA, DO HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THE CITY & BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE RECORDS IN THE NAME OF _____ ALL OWNERS OF RECORD, AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL LOT'S ASSESSED AGAINST SAID LANDS IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL.

DATED THIS _____ DAY OF _____, 2016.

FINANCE DIRECTOR
 CITY & BOROUGH OF SITKA

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS.
2. THE NATURAL MEANDERS OF THE LINE OF ORDINARY HIGH WATER FORMS THE TRUE BOUNDS OF THE TRACT. THE APPROXIMATE LINE OF ORDINARY HIGH WATER AS SHOWN IS FOR AREA COMPUTATIONS ONLY, WITH THE TRUE TRACT CORNERS BEING ON THE EXTENSION OF THE TRACT SIDE LINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS.



A PLAT OF
 LOTS 5A & 5B
 U.S. SURVEY NO. 3566
 A RE-PLAT OF
 LOT 6
 U.S. SURVEY NO. 3566
 WITHIN SITKA BOROUGH, ALASKA
 SITKA RECORDING DISTRICT - SITKA, ALASKA

Attachment F

U. S. SURVEY No. 3556, ALASKA

Situated
In

SITKA HARBOR NEAR SITKA, ALASKA

Approximate Geographic Position

Latitude $57^{\circ}01\frac{1}{2}'$ N. Longitude $135^{\circ}20\frac{1}{2}'$ W.

Survey No. 3556 embraces 6 island tracts,
numbered A through F, for a total area of
50.13 acres.

Executed By

Robert Q. Pickering, Cartographic Survey Aid

September 24 to October 4, 1957

Special Instructions Dated

September 23, 1957

and Approved September 24, 1957

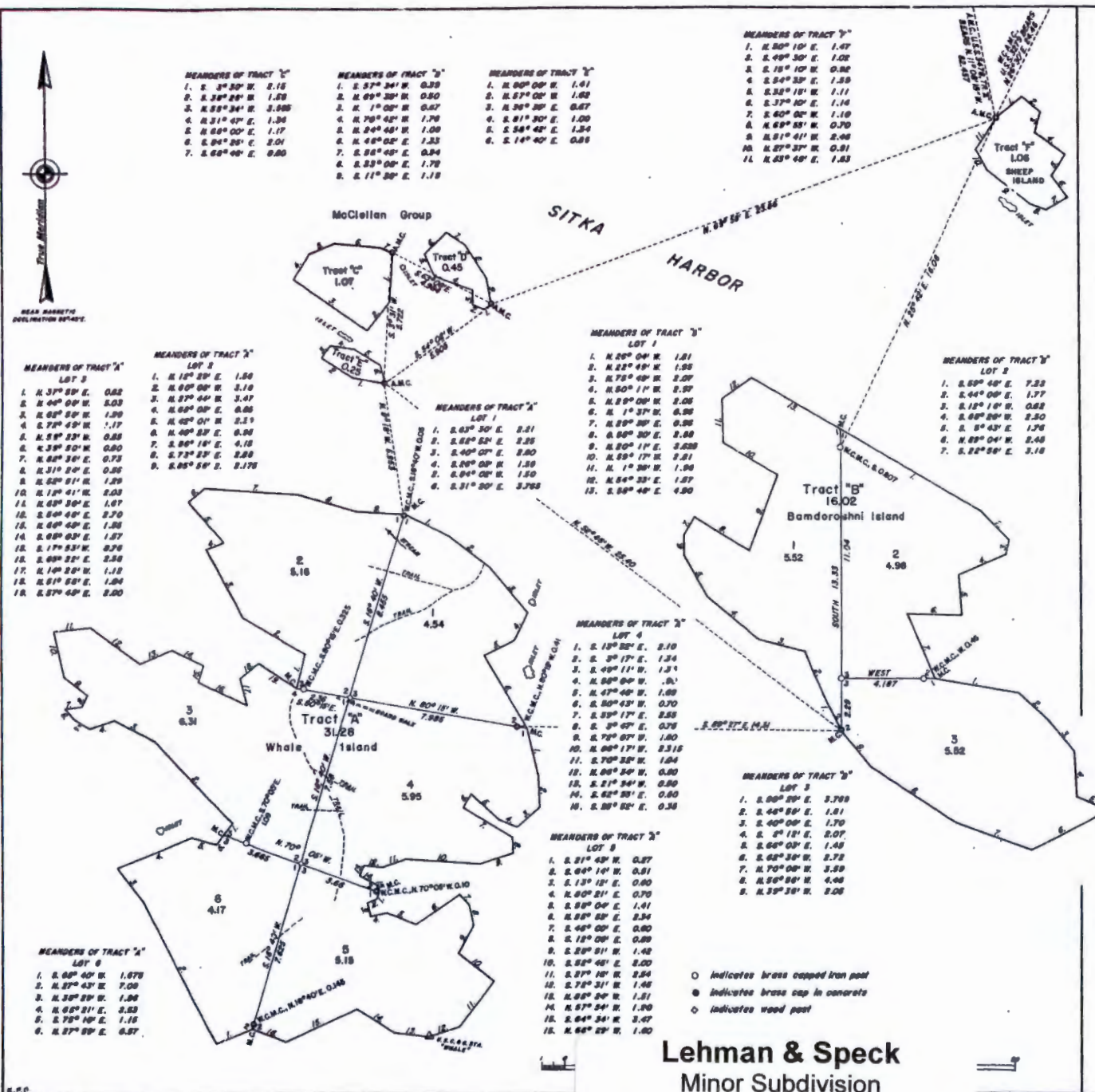
UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Washington, D. C. July 7, 1959

This plat is strictly conformable to
the approved field notes, and the survey,
having been correctly executed in accordance
with the requirements of law and the
regulations of this Bureau, is hereby
accepted.

For the Director

Carl S. Harrington
Cadastral Engineering Staff Officer

Lehman & Speck
Minor Subdivision
Whale Island





CITY AND BOROUGH OF SITKA

Attachment G

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT GENERAL APPLICATION FORM

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:

TO SUBDIVIDE A 5.15 ACRES
LOT INTO A 1.93 ACRES PARCEL & A 3.22 ACRES
PARCEL

PROPERTY INFORMATION:

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

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

APPLICANT INFORMATION:

PROPERTY OWNER: D & P Lettman / Eric Speck

PROPERTY OWNER ADDRESS: 500 LINCOLN ST. B-13 SITKA AK 99835

STREET ADDRESS OF PROPERTY: WHARF ISLAND LOT 5

APPLICANT'S NAME: DONNA LETTMAN

MAILING ADDRESS: 500 LINCOLN ST. B-13 SITKA 99835

EMAIL ADDRESS: dplehman@qci.net DAYTIME PHONE: 738-6707

PROPERTY LEGAL DESCRIPTION:

TAX ID: 4-9144-000-000-0000 LOT: 5 BLOCK: _____ TRACT: _____

SUBDIVISION: _____ US SURVEY: 3556

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

Date

Lehman & Speck
Minor Subdivision
Whale Island

NARRATIVE FOR SUBDIVISION LOT 5 WHALE ISLAND

My wife, Patricia (Penny) and I, along with Eric Speck, purchased Lot 5 on Whale Island in 2001. We have always had the intent to divide the 5.15 acre lot at some point in the future.

With the full consent of Mr. Speck, we constructed a house on our portion of the lot, with building permits completed and Certificate of Occupancy issued by the City of Sitka in October of 2014. This house is our permanent, year round, residence.

We would now like to subdivide the lot to allow for separate ownership and to thus allow Mr. Speck to build a house on his portion of the lot should he chose to do so in the future.

We have agreed on the division and had a plat survey done by J.W. Bean, Inc. of Juneau dividing the lot into 5A, consisting of 3.22 acres, which will be owned by Mr. Speck, and 5B, consisting of 1.93 acres, with our house, which will be owned by my wife and I.

Lehman & Speck
Minor Subdivision
Whale Island

Closure Report

Set description: ~~(No description)~~ Lot 5A

Area: 140,092.83

3.22

Perimeter: 2,147.25

Closure: 0.00

Point #	Direction	Distance	Northing	Easting	Elevation	Station
455			4,520.77	4,856.53	100.00	0+00.00
	S16°40'00"W	208.97				
2,331			4,320.57	4,796.59	-----	2+08.97
	N67°30'11"E	208.66				
2,318			4,400.41	4,989.38	-----	4+17.64
	S15°09'27"E	72.18				
2,320			4,330.75	5,008.25	-----	4+89.81
	S12°28'40"W	26.71				
2,321			4,304.67	5,002.48	-----	5+16.52
	S12°00'17"E	229.88				
1,951			4,079.82	5,050.29	-----	7+46.40
	S57°54'00"E	89.43				
1,041			4,032.29	5,126.05	100.00	8+35.83
	S82°24'00"E	99.00				
1,040			4,019.20	5,224.18	100.00	9+34.83
	N72°31'00"E	94.38				
1,039			4,047.55	5,314.20	100.00	10+29.21
	N37°16'00"E	167.64				
1,038			4,180.97	5,415.71	100.00	11+96.85
	N52°45'00"W	132.00				
1,037			4,260.87	5,310.64	100.00	13+28.85
	N28°51'00"E	93.72				
1,036			4,342.95	5,355.86	100.00	14+22.57
	N12°06'00"W	58.74				
1,035			4,400.39	5,343.55	100.00	14+81.31
	N45°00'00"W	39.60				
1,034			4,428.39	5,315.55	100.00	15+20.91
	S55°55'00"W	154.44				
1,033			4,341.84	5,187.64	100.00	16+75.35
	N68°04'00"W	93.06				
1,032			4,376.60	5,101.31	100.00	17+68.41
	S80°12'00"W	46.20				
1,031			4,368.74	5,055.79	100.00	18+14.61
	N13°13'00"W	39.60				
1,030			4,407.29	5,046.73	100.00	18+54.21
	N64°14'00"E	33.66				
1,029			4,421.92	5,077.05	100.00	18+87.87
	N21°43'00"E	17.82				
460			4,438.48	5,083.64	100.00	19+05.69
	N70°05'00"W	241.56				
455			4,520.77	4,856.53	100.00	21+47.25

2,331	N16°40'00"E	294.08	4,320.57	4,796.59	-----	6+66.61
2,318	N67°30'11"E	208.66	4,400.41	4,989.38	-----	8+75.27
2,320	S15°09'27"E	72.18	4,330.75	5,008.25	-----	9+47.45
2,321	S12°28'40"W	26.71	4,304.67	5,002.48	-----	9+74.16
1,951	S12°00'17"E	229.88	4,079.82	5,050.29	-----	12+04.04

WARRANTY DEED
A.S. 34.15.030

BOOK 014

The Grantors,

CYNTHIA HOLTMANN, a married woman, DONALD LUGDON, a married man, and JULIE TOZIER, a married woman, whose address is: 4451 Wickersham Way, Wasilla AK 99654

for and in consideration of Ten dollars, (\$10.00) and other good and valuable consideration, in hand paid, the receipt of which is hereby acknowledged, conveys and warrants to the Grantees,

DONALD R. LEHMAN and PATRICIA B. LEHMAN, husband and wife, as to an undivided 50 % interest, and ERIC SPECK, a single man, as to an undivided 50 % interest, whose address is:
116 Anna Drive, Sitka AK 99835

the following described real property:

Lot 5 of U.S. Survey 3556, located in Township 56 South, Range 63 East, Copper River Meridian, Sitka Recording District, First Judicial District, State of Alaska,

Subject to reservations and exceptions in U.S. and/or State of Alaska Patents and in Acts authorizing the issuance thereof; easements, right-of-ways, covenants, conditions, reservations, notes on plat, and restrictions of record, if any.

The Grantor warrants to Grantee that the above described real estate has never been used as a family home or homestead nor is same subject to any spousal claim as defined in A.S. 34.15.010.

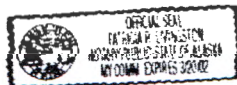
Date: February 9, 2001.

Cynthia M. Holtmann
CYNTHIA HOLTMANN
(Grantor)

Donald Lugdon
DONALD LUGDON
(Grantor)

STATE OF ALASKA }
} ss.
THIRD JUDICIAL DISTRICT }

The foregoing instrument was acknowledged before me this 9 day of February, 2001, by Cynthia Holtmann and Donald Lugdon.



Patricia R. Livingston
Notary Public in and for Alaska

Return to Grantees

Lehman & Speck
Minor Subdivision
Whale Island

Date: February 12, 2001

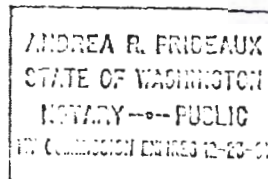
BOOK 0146 PAGE 168

Julie Tozier
JULIE TOZIER
(Grantor)

STATE OF Washington }
COUNTY OF Pierce } ss.

The foregoing instrument was acknowledged before me this 12th day of February, 2001, by Julie Tozier.

Andrea R. Frideaux
Notary Public in and for The State of Washington
My commission expires 12-28-01



000697
SITKA
RECORDING DISTRICT
1800
2001 APR -3 A. 4 16
REQUESTED BY ph

Lehman & Speck
Minor Subdivision
Whale Island

Parcel ID: 49142000
**TRIST/DOUG & D.
PATTERSON/MCKEAG
MCKEAG, DOUG &
DIANNE/PATTERSON, T.
16275 SW CORMORANT CT
BEAVERTON OR 97007-8415**

Parcel ID: 49145000
**KENT/LINDA BARKHAU/BEHNKEN
BARKHAU, KENT, W./BEHNKEN,
LINDA, E.
123 RIGGS RD
SITKA AK 99835**

Parcel ID: 49143000
**BRENT/VALERIE EDWARDS
EDWARDS, BRENT & VALERIE
706 SIRSTAD ST
SITKA AK 99835**

Parcel ID: 49144000
**D. & P./ERIC LEHMAN/SPECK
LEHMAN, DONALD/PATRICIA &
SPECK, E.
500 LINCOLN ST, B-13
SITKA AK 99835-7668**

P&Z Mailing
November 4, 2016

Attachment I

Parcel ID: 49142000
TRIST/DOUG & D.
PATTERSON/MCKEAG
MCKEAG, DOUG &
DIANNE/PATTERSON, T.
16275 SW CORMORANT CT
BEAVERTON OR 97007-8415

Parcel ID: 49143000
BRENT/VALERIE EDWARDS
EDWARDS, BRENT & VALERIE
706 SIRSTAD ST
SITKA AK 99835

Parcel ID: 49144000
D. & P./ERIC LEHMAN/SPECK
LEHMAN, DONALD/PATRICIA &
SPECK, E.
500 LINCOLN ST, B-13
SITKA AK 99835-7668

Parcel ID: 49145000
KENT/LINDA BARKHAU/BEHNKEN
BARKHAU, KENT, W./BEHNKEN,
LINDA, E.
123 RIGGS RD
SITKA AK 99835

Lehman & Speck
Minor Subdivision
Whale Island

P&Z Mailing
October 7, 2016

Attachment I

Parcel ID: 49142000
TRIST/DOUG & D.
PATTERSON/MCKEAG
MCKEAG, DOUG &
DIANNE/PATTERSON, T.
16275 SW CORMORANT CT
BEAVERTON OR 97007-8415

Parcel ID: 49143000
BRENT/VALERIE EDWARDS
EDWARDS, BRENT & VALERIE
706 SIRSTAD ST
SITKA AK 99835

Parcel ID: 49144000
D. & P./ERIC LEHMAN/SPECK
LEHMAN, DONALD/PATRICIA &
SPECK, E.
500 LINCOLN ST, B-13
SITKA AK 99835-7668

Parcel ID: 49145000
KENT/LINDA BARKHAU/BEHNKEN
BARKHAU, KENT, W./BEHNKEN,
LINDA, E.
123 RIGGS RD
SITKA AK 99835

Lehman & Speck
Minor Subdivision
Whale Island

P&Z Mailing
September 9, 2016

City and Borough of Sitka, AK
100 Lincoln St
Sitka, AK 99835

Date: 08/16/2016
Receipt: 2017-00008249
Cashier: Front Counter
Received From: DON LEHMANN

OF SITKA

A ALASKA 99835

PLAN - Planning Permits/Zoning	50.00
STI - Sales Tax 3rd quarter	3.00
Receipt Total	53.00
Total Other	53.00
Total Remitted	53.00
Total Received	53.00

PAID

AUG 16 2016

CITY & BOROUGH OF SITKA

Customer Copy

0-320-3201.002

NG

Conditional Use Permit.....	
Minor Subdivision.....	50.00
Major Subdivision.....	
Zoning Map Change.....	
Zoning Text Change.....	
Lot Merger.....	
Boundary Line Adjustment.....	
General Permit.....	
Appeal of Enforcement Action (Pending).....	
Other.....	
Sales Tax.....	3.00
TOTAL.....	53.00

Thank you

Lehman & Speck
Minor Subdivision
Whale Island