



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

Date: August 22, 2016

To: Planning Commission

From: PCDD Staff

Re: CU 16-24 Daycare at 514 Halibut Point Road and 203 Lakeview Drive

GENERAL INFORMATION

Applicant: Emily Davis and Michelle Barker

Property Owner: First Baptist Church

Property Address: 514 HPR & 203 Lakeview Drive

Legal Description: Lots 1, 2, 30, 31 Lakeview Heights Sub.

Parcel ID Number: 14000000, 14005000, 14150000

Size of Existing Lot: 40,637 square feet

Zoning: R-1

Existing Land Use: Commercial (church)

Utilities: Full city services

Access: Halibut Point Road and Lakeview Drive

Surrounding Land Use: Retail, School, 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: Flood Zone Map

Attachment E: Subdivision Plat

Attachment F: Parcel Pictures

Attachment G: Site Plan

Attachment H: Application

Attachment I: Mailing List

Providing for today...preparing for tomorrow

BACKGROUND/PROJECT DESCRIPTION

The request is for a major amendment to a nonconforming use for Pacific Learning Center, a daycare facility, located within the First Baptist Church at 514 Halibut Point Road and 203 Lakeview Drive. First Baptist Church's facilities span four legal lots. First Baptist Church is in the R-1 zone but does not have a conditional use permit, as the structure pre-existed local zoning code. The proposed daycare facility is required to seek a conditional use permit to allow a major amendment to the nonconforming use, as the daycare is unrelated to the church's operations. The R-1 zone only permits daycare operations in homes; however, the nonconforming use of the church provides the opportunity to establish a daycare as an incidental use on the property.

The business serves 30 children from birth to 12 years. Hours of operation are 7:45 am – 5:15 pm, Monday through Friday. The operation currently includes 5 employees, and is certified by the Alaska Department of Education and the Alaska Department of Health and Social Services. The applicants have relocated the operation from 205 Harbor Drive to 514 Halibut Point Road and 203 Lakeview Drive. The facility would be operated in the basement of First Baptist Church. The applicants request that the Commission grant approval of the relocation of operations from 205 Harbor Drive to 514 Halibut Point Road and 203 Lakeview Drive.

Churches do not pay property taxes in Sitka. The addition of a for-profit business would make the portion of the property used by the business taxable for property tax purposes. The applicant has been informed of this requirement.

Additionally, the church's water and wastewater is currently billed at 1.7 units. The addition of the 1.2 units for the daycare/school would result in new water and wastewater rates for the facility as a whole. The applicant should be aware that increased utility rates will result from the addition of this business to the church.

Surrounding uses make this property a prime location for a daycare. The church has ample parking available. Across Halibut Point Road is Blatchley Middle School, which necessitates a reduced speed limit. The facility is near the downtown area, which is convenient for many parents who drop off and pick up their children as a part of their daily commute.

The Building Official conducted a fire and life safety inspection on July 28, 2016, and found no deficiencies.

ANALYSIS

1. CRITERIA TO BE USED IN DETERMINING THE IMPACT OF CONDITIONAL USES.¹

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

Most of the traffic will occur during two short windows of time: 7:45-8:00 am and 5:00-5:15 pm. The church also operates with concentrated periods of traffic ingress and egress. The parking facilities are sufficient to support these pick-up and drop-off times. Direct access to Halibut Point Road keeps traffic out of residential areas.

b. Amount of noise to be generated and its impacts on surrounding land use: Children may be noisy while playing outside. Staggered play times could help mitigate potential impacts if neighbors raise concerns and if the commission wishes to add a condition of approval.

c. Odors to be generated by the use and their impacts: None of concern.

d. Hours of operation: 7:45 am to 5:15 pm, Monday through Friday.

e. Location along a major or collector street: Halibut Point Road.

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: Similar to current church use. Parking lot is adequate for the proposal. Traffic speed is reduced on this portion of Halibut Point Road due to nearby schools.

h. Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: Same ability as current church use.

i. Logic of the internal traffic layout: The facility includes a minimum of 34 parking spaces, which is in excess of the requirement. The daycare and church will not operate simultaneously. A condition of approval should tie parking to all parcels, in the event that one or more parcels are sold.

j. Effects of signage on nearby uses: No proposed signage. If so, must comply with signage code.

k. Presence of existing or proposed buffers on the site or immediately adjacent the site: The rear of the building, where the daycare will be housed, is separated from the adjacent neighbors by foliage.

l. Relationship of the proposed conditional use is in a specific location to the goals, policies, and objectives of the comprehensive plan: Comprehensive Plan section 2.1.12 supports "access to high-quality education at all levels."

m. Other criteria that surface through public comments or planning commission review:

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:²

¹ § 22.24.010.E

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;
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;

² § 22.30.160.C – Required Findings for Conditional Use Permits

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: That the proposed conditional use as conditioned: 1) would not be detrimental to the public's health, safety, or welfare because traffic, parking, licensing, and occupancy requirements have been met; 2) complies with the Sitka General Code by seeking a non-conforming use permit for a pre-existing non-conforming use; and 3) complies with the Comprehensive Plan section 2.1.12 supporting "access to high-quality education at all levels" by continuing the operations of a daycare facility to serve the developmental and educational needs of Sitka's youngest residents.

RECOMMENDATION

It is recommended that the Planning Commission adopt the PCDD staff's analysis and required findings as found in the staff report and grant the conditional use permit.

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

- 1) I move to adopt and approve the findings that the proposed conditional use as conditioned: 1) would not be detrimental to the public's health, safety, or welfare because traffic, parking, licensing, and occupancy requirements have been met; 2) complies with the Sitka General Code by seeking a non-conforming use permit for a pre-existing non-conforming use; and 3) complies with the Comprehensive Plan section 2.1.12 supporting "access to high-quality education at all levels" by continuing the operations of a daycare facility to serve the developmental and educational needs of Sitka's youngest residents.
- 2) I move to approve the conditional use permit request filed for a daycare at 514 Halibut Point Road and 203 Lakeview Drive subject to conditions of approval. The property is also known as Lots 1, 2, 30, and 31 of Lakeview Heights Subdivision. The request is filed by Emily Davis and Michelle Barker. The owner of record is First Baptist Church.

Conditions of Approval:

1. The facility shall be operated consistent with the application and plans that were submitted with the request.
2. The facility shall be operated in accordance with the narrative that was submitted with the application.
3. The Planning Commission, at its discretion, may schedule a public hearing at any time to mitigate any identified adverse impacts on public's health, safety, and welfare.
4. Failure to comply with all applicable tax laws, including but not limited to

remittance of all sales tax, shall be grounds for revocation of the conditional use permit.

5. Failure to comply with any of the above conditions may result in revocation of the conditional use permit.

6. The property owner shall update the sales account prior to the Conditional Use Permit becoming valid.

7. Parking must be maintained, and is tied to Lots 1, 2, 30, and 31 of Lakeview Heights Subdivision.



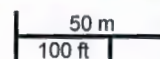
Davis & Barker
Conditional Use Permit Request
514 Halibut Point Road &
203 Lakeview Drive



City & Borough of Sitka, Alaska

Selected Parcel: 514 HALIBUT POINT ID: 14150000

Printed on 6/13/2016 from <http://www.mainstreetmaps2.com/ak/sitka/internal.asp>



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.

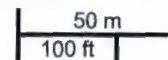
Davis & Barker
Conditional Use Permit Request
514 Halibut Point Road &
203 Lakeview Drive



City & Borough of Sitka, Alaska

Selected Parcel: 514 HALIBUT POINT ID: 14150000

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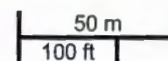
Davis & Barker
 Conditional Use Permit Request
 514 Halibut Point Road &
 203 Lakeview Drive



City & Borough of Sitka, Alaska

Selected Parcel: 514 HALIBUT POINT ID: 14150000

Printed on 6/13/2016 from <http://www.mainstreetmaps2.com/ak/sitka/internal.asp>



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Davis & Barker
 Conditional Use Permit Request
 514 Halibut Point Road &
 203 Lakeview Drive

Attachment E

LAKEVIEW HEIGHTS

Copied from original
added.

Amendments

bearings of lines between Lots 50 and 51, 51
and 52, 11 and 12.
bearing and distance of lines between Lots
2 and 3, 51 and 52, 58 and 59, 19 and 20.
driveway easement on Lot 24

THIS PLAT IS BEING RECORDED IN THE SITKA RECORDING OFFICE, FIRST
JUDICIAL DISTRICT, STATE OF ALASKA, SITKA, ALASKA, AS A
REPLACEMENT COPY OF THE ORIGINAL WHICH CANNOT BE LOCATED.

SITKA HOUSING, INC.,

By: John Cline Director
Current Director on Nov. 2, 1983

John Cline, Director of Sitka Housing, Inc., subscribed
and sworn to before me this 21st day of December, 1984,
at Sitka, Alaska.

Michelle M. Hapel
Notary Public for State of Alaska
Residing at Sitka, Alaska
My commission expires: 12/1/87



Davis & Barker
Conditional Use Permit Request
514 Halibut Point Road &
203 Lakeview Drive

RECORD	12/21/84
SITKA	12/21/84
DATE	12/21/84
TIME	3:45 P.M.
Requested by	FRED GREEN
Address	Box 117
	SITKA, AK 99835

Data from survey of Aug.-Sept. 1960
by John D. Ballard
Registered Engineer 596-E
corrected to Aug. 25, 1961 J.L.H.

Scale 1"=100' 84-38

PLAT 84-38

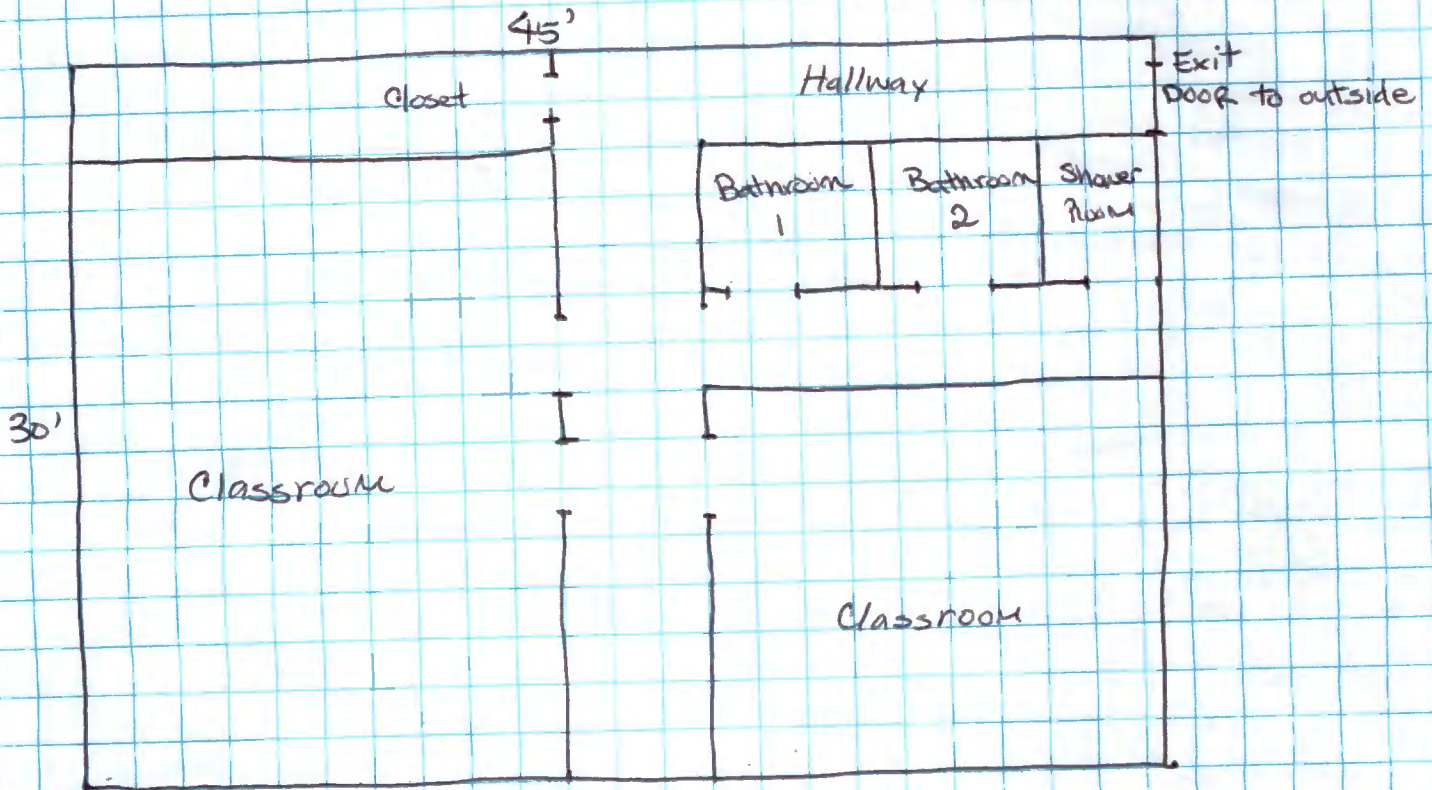
Attachment F



Davis & Barker
Conditional Use Permit Request
514 Halibut Point Road &
203 Lakeview Drive



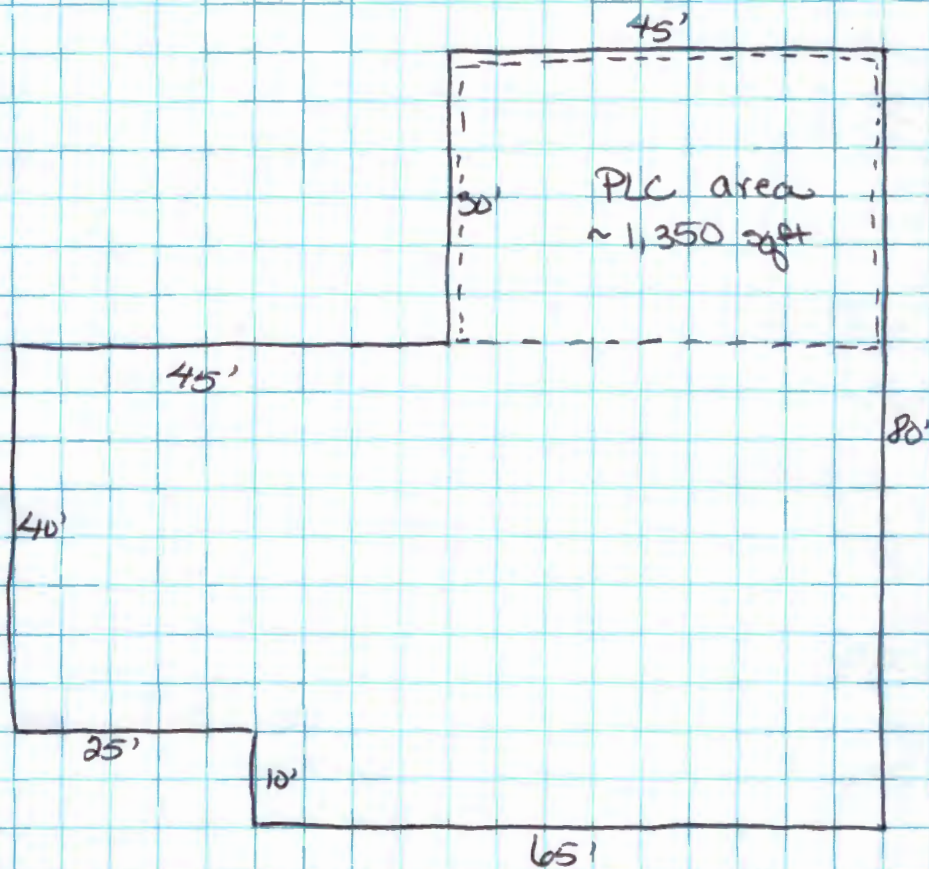
PLC Area in Detail - First Baptist Church Lower Level



Scale 1  = 2'

← Halibut Point Road →

PLC Usage on lower level of First Baptist Church

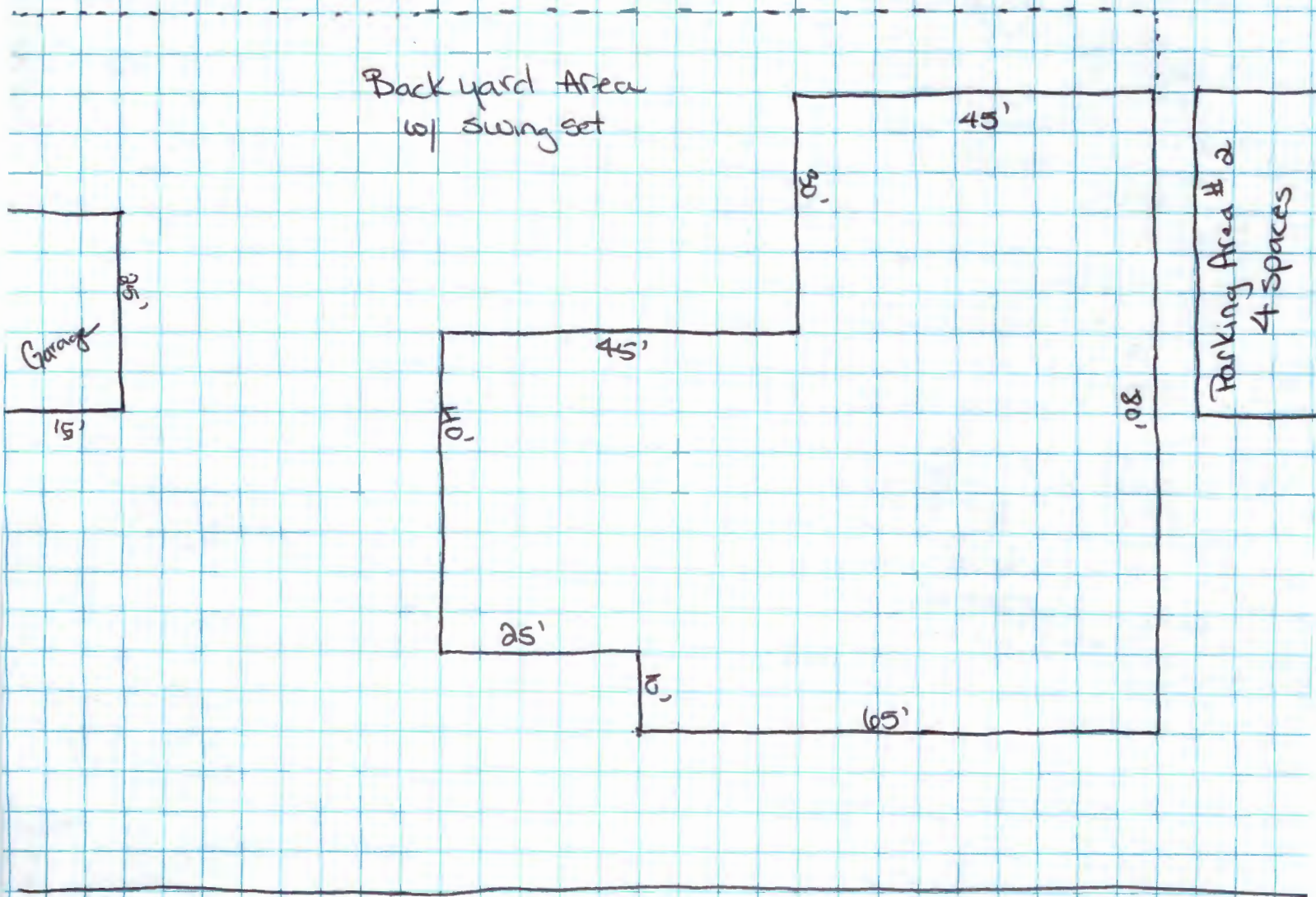


Scale 1  = 5'

← Halibut Point Road →

Davis & Barker
Conditional Use Permit Request
514 Halibut Point Road &
203 Lakeview Drive

↑ Continued onto next page ↓



Parking Area
+ 30 vehicles

Scale =
1" = 5'

First Baptist Church
514 HPR

Davis & Barker
Conditional Use Permit Request
514 Halibut Point Road &
203 Lakeview Drive

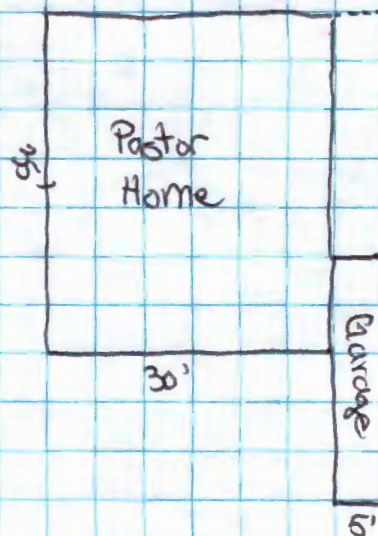
Halibut Point Road

Church is 2 stories
Level 1 is 5,600 sq. ft.
Level 2 is 5,600 sq. ft.

Parsonage is 2 stories
Level 1 is 1,050 sq. ft.
Level 2 is 1,050 sq. ft.

Garage is 1 story
@ 500 sq. ft.

Total Building Sq. Ft. = 13,800 sq. ft.



Continued on next page →

Parking Area Cont.



CITY AND BOROUGH OF SITKA

Attachment H

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: See attached

PROPERTY INFORMATION:

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

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

APPLICANT INFORMATION:

PROPERTY OWNER: First Baptist Church

PROPERTY OWNER ADDRESS: 514 HPR Sitka, AK 99835

STREET ADDRESS OF PROPERTY: 514 HPR Sitka, AK 99835

APPLICANT'S NAME: Emily Davis & Michelle Barker

MAILING ADDRESS: PO Box 6186 Sitka, AK 99835

EMAIL ADDRESS: pacificlearning@yahoo.com DAYTIME PHONE: 907-738-1743

PROPERTY LEGAL DESCRIPTION:

TAX ID: _____ LOT: _____ BLOCK: _____ TRACT: _____

SUBDIVISION: _____ US SURVEY: _____

OFFICE USE ONLY

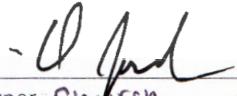
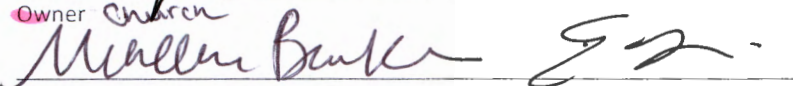
COMPLETED APPLICATION		SITE PLAN	
NARRATIVE		CURRENT PLAT	
FEE		PARKING PLAN	

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)

6-7-16
Date
6-7-16
Date

Davis & Barker
Conditional Use Permit Request
514 Halibut Point Road &
203 Lakeview Drive

Pacific Learning Center
PO Box 6186
Sitka, AK 99835

Emily Davis & Michelle Barker
(907) 738-1743
www.pacificlearning.net

The Pacific Learning Center is seeking the new location of 514 Halibut Point Road (lower level of the First Baptist Church). We are requesting a conditional use permit to offer daycare services at this location for 30 children, ages birth -12 years old, between the hours of 7:45am-5:15pm, Monday - Friday. We currently employ 5 staff members.

This location is ideal for a variety of reasons:

- There are two separate parking areas available to the PLC:
 - Parking in 30+ spaces in the main church parking lot located on the south side of the building and
 - Parking of 4 additional spaces adjacent to main PLC entry door.
- 514 HPR has a safe, large grass backyard protected by church buildings that cannot easily be accessed from any road.
- Since this building is already used with children, it already has interior classrooms and it will allow us to continue our Day Care Services
- It is a large building and the PLC will be utilizing 2 separate classrooms and two full bathrooms.
- The PLC will be utilizing about 1,350 sq feet or roughly 10% of the church

Previously, this building has been utilized as a space for Sunday school and other child related activities. Since this space has been used for children educational purposes in the past, it makes sense for the PLC to continue this type of use, especially since it is already located adjacent to an existing school zoned property.

The PLC will not be in operation during church activities and hours.

In regards to safety, we strictly adhere to the Alaska state mandates. We are continually monitored and inspected by the state to ensure that all state regulations are followed.

Currently, the PLC is state certified by both the Alaska Department of Education AND the Alaska Department of Health & Social Services. We provide preschool services to Sitka parents in a year-around setting. We have worked extra hard to have two certifications so that we can provide financial assistance to qualifying families. Following state regulations, we maintain better than the minimum of 1:10 teacher to student ratio, and 1:5 teacher to toddler ratio.

Davis & Barker
Conditional Use Permit Request
514 Halibut Point Road &
203 Lakeview Drive

Samantha Pierson

From: David Longtin
Sent: Wednesday, September 07, 2016 5:52 PM
To: Michael Scarcelli; Samantha Pierson; Dan Tadic
Cc: Larry Fitzsimmons; Amber Swedeen; Diana Spiegle
Subject: planning commission agenda items

Mike & Sam,

Here are my comments on the packet:

1. No comment on the Whale Island subdivisions.
2. For the First Baptist Church CUP, my recommendation is that we increase the water and wastewater bill by the 1.2 units added by the inclusion of a school into the building. The church is currently billed at 1.7 units, so the new water and wastewater rates would be 2.9 units each. Part of which the church would presumably pass on to the school. I've copied in Amber, Larry and Diane for their input/action.
3. For the 702 Etolin Street setback variance request, I have no objection to the request for the proposed 4' setbacks to the rear and side property lines. If the owner can provide adequate parking, I would have no objection the proposed 5' setback to the front property line.
4. For the 1415 Davidoff Street variance request, I have no objection to the proposed 2' setbacks on the front and side property lines. Unrelated to this request: There is a blatant encroachment on the Davidoff ROW on the adjoining property, 1417 Davidoff Street. A large concrete driveway consumes 20 of the 60 feet of the ROW, and makes it challenging for the future owners of 1415 to access their lot. I recommend looking into requiring that the owners of 1417 Davidoff purchase the ROW in front of their house and provide an access easement to the owners of 1415 at the risk of requiring that they remove the part of their driveway encroaching on the ROW. I didn't find anything in our residential files showing that CBS granted permission to the owners of 1417 to build their driveway.

Thank you,

Dave Longtin, P.E.
Senior Engineer
City and Borough of Sitka
Department of Public Works
100 Lincoln Street
Sitka, AK 99835
P (907) 747-1883
F (907) 747-3158

INSPECTION REPORT
CITY AND BOROUGH OF SITKA BUILDING DEPARTMENT
100 LINCOLN STREET
SITKA, ALASKA 99835
PHONE: 747-1804 FAX: 747-3158
www.cityofsitka.com

DATE 7/29/16
TIME 11 AM

TYPE OF INSPECTION

☐ FOOTING

☐ STEM WALLS

☐ SLAB

☐ UNDERSLAB

(PLUMBING/ELECTRICAL)

☐ FRAME

☐ ELECTRICAL

☐ PLUMBING

☒ FIRE & LIFE SAFETY

☐ FINAL

☒ For Childcare
Facility

OWNER Emily Davis

ADDRESS 108 W. 6136 (S14 HPR physical address)

Verified N40C (dated 6/29/16) has been corrected

No Deficiencies Noted

☒ COPY PROVIDED TO Emily Davis

☐ CALL FOR REINSPECTION
BEFORE CONCEALMENT

☐ CORRECTIONS OR ITEMS NOTED ABOVE WILL BE
REINSPECTED AT TIME OF NEXT CONSECUTIVE INSPECTION.

INSPECTOR [Signature]

☐ OTHER [Signature]

Attachment I

Parcel ID: 14000000
FIRT BAPTIST CHURCH OF SITKA
FIRT BAPTIST CHURCH OF SITKA
514 HALIBUT POINT RD
SITKA AK 99835

Parcel ID: 14005000
FIRT BAPTIST CHURCH OF SITKA
~~FIRT BAPTIST CHURCH OF SITKA~~
~~514 HALIBUT POINT RD~~
~~SITKA AK 99835~~

Parcel ID: 14010000
DAVID GRAHAM
GRAHAM, DAVID, A.
408 LAKE ST
SITKA AK 99835

Parcel ID: 14015000
MARGARET/VIRGIN ANDREWS/LUTZ
ANDREWS, MARGARET, J./LUTZ,
VIRGINIA
207 LAKEVIEW DR.
SITKA AK 99835

Parcel ID: 14025000
GERARD HELLAND
HELLAND, GERARD, W.
211 LAKEVIEW DR.
SITKA AK 99835

Parcel ID: 14030000
KARL WOLFE
WOLFE, KARL, F.
213 LAKEVIEW DR
SITKA AK 99835

Parcel ID: 14035000
DENISE BLANKENSHIP
BLANKENSHIP, DENISE, M.
217 LAKEVIEW DR
SITKA AK 99835

Parcel ID: 14040000
ANITA VANDYCK
VANDYCK, ANITA, L.
P.O. BOX 1415
SITKA AK 99835-1415

Parcel ID: 14045000
CARLOS/CECILIA AGNE
AGNE, CARLOS, A./CECILIA, G.
P.O. BOX 2061
SITKA AK 99835-2061

Parcel ID: 14050000
TIMOTHY/LESLIE FULTON
FULTON, TIM, J. & LESLIE, A.
225 LAKEVIEW DR
SITKA AK 99835

Parcel ID: 14055000
JULIE SIMPSON
SIMPSON, JULIE, A.
227 LAKEVIEW DR
SITKA AK 99835

Parcel ID: 14060000
LINDA LITTEN
LITTEN, LINDA, K.
2774 OLD MILTON HWY
WALLA WALLA WA 99362-7153

Parcel ID: 14070000
GRIGORIUS/ALDO BEKERIS/BEKER
BEKERIS, GRIGORIUS/BEKER,
ALDONA
233 LAKEVIEW DR
SITKA AK 99835

Parcel ID: 14075000
ROBERT MILLER
MILLER, ROBERT, J.
235 LAKEVIEW DR.
SITKA AK 99835

Parcel ID: 14080000
NAPOLEON MORFE
MORFE, NAPOLEON
P.O. BOX 6052
SITKA AK 99835-6052

Parcel ID: 14085000
KATERI RICHARDS
RICHARDS, KATERI
239 LAKEVIEW DR
SITKA AK 99835

Parcel ID: 14090000
FLORENCIO/ADELA UDDIPA
UDDIPA, FLORENCIO & ADELA
604 HALIBUT POINT RD
SITKA AK 99835

Parcel ID: 14095000
DAVID/MARY FELTS/MABALOT
FELTS, DAVID & MABALOT, MARY
602 HALIBUT POINT RD
SITKA AK 99835

Parcel ID: 14100000
THANH/NERLITA BANH REVOCABLE
LIVING TRUST
BANH, THANH/NERLITA, C.
201 CRABAPPLE DR.
SITKA AK 99835

Parcel ID: 14105000
GEORGE/KATHERIN ERICKSON
ERICKSON, GEORGE, B./KATHERINE,
M.
203 CRABAPPLE DR
SITKA AK 99835

Parcel ID: 14110000
AARON/EMILY ROUNTON
ROUNTON, AARON & EMILY
205 CRABAPPLE DR
SITKA AK 99835

Parcel ID: 14115000
DANI PEPPER
PEPPER, DANI, J.
207 CRABAPPLE DR
SITKA AK 99835

Parcel ID: 14120000
HELEN CUNNINGHAM
CUNNINGHAM, HELEN, J.
P.O. BOX 1035
SITKA AK 99835-1035

Parcel ID: 14125000
HELEN CUNNINGHAM
~~CUNNINGHAM, HELEN, J.~~
~~P.O. BOX 1035~~
~~SITKA AK 99835-1035~~

Parcel ID: 14130000
PHILIP/LINDA MOONEY/SPEERSTRA
MOONEY, PHILIP, W./SPEERSTRA,
LINDA
210 CRABAPPLE DR
SITKA AK 99835

Parcel ID: 14140000
SALVADOR/ADELIA AGNE
AGNE, SALVADOR, A./ADELIA, M.
P.O. BOX 1063
SITKA AK 99835-1063

Parcel ID: 14150000
FIRT BAPTIST CHURCH OF SITKA
~~FIRT BAPTIST CHURCH OF SITKA~~
~~514 HALIBUT POINT RD~~
~~SITKA AK 99835~~

Parcel ID: 14270000
ROBERLEY WALDRON
WALDRON, ROBERLEY, R.
1126 BROOKHOLLOW RD
ANDERSON SC 29621

Parcel ID: 14275000
JUSTIN/PATRICIA FAGER
C/O DARCIA JENNER
FAGER, JUSTIN & PATRICIA
601 PLAMER AVE
LAGRANDE OR 97850

Parcel ID: 14277000
JOSEPH/LISA PARTIDO
PARTIDO, JOSEPH, B./LISA, A.
206 LAKEVIEW DR
SITKA AK 99835

Parcel ID: 14280000
ALAIN/TERESSA SAAIMAN
SAAIMAN, ALAIN/TERESSA
4617 RIVER RD
JUNEAU AK 99801

Parcel ID: 14291000
MARTY/ELIZABETH MARTIN
REVOCABLE TRUST
MARTIN REVOCABLE TRUST,
MARTY/ELIZABETH
P.O. BOX 2752
SITKA AK 99835-2752

Parcel ID: 15215000
EDGAR/JUANITA DIEGO
DIEGO, JUANITA/EDGAR
122 OSPREY ST
SITKA AK 99835

Parcel ID: 15270000
THOMAS/DARCY JONES
JONES, THOMAS & DARCY
2217 SAWMILL CREEK RD
SITKA AK 99835

Parcel ID: 15300000
ROBERT/TONI MCGRAW
MCGRAW, ROBERT, S./TONI, G.
201 NEW ARCHANGEL ST.
SITKA AK 99835

Parcel ID: 15410000
CITY & BOROUGH OF SITKA
BLATCHLEY JUNIOR HIGH SCH
C/B OF SITKA
100 LINCOLN ST
SITKA AK 99835

Parcel ID: 14285000
KELLY BODDY
BODDY, KELLY, A.
202 LAKEVIEW DR.
SITKA AK 99835

Parcel ID: 14292000
JEREMY/JANET PHILLIPS/BAKER
PHILLIPS, JEREMY/BAKER, JANET
506 HALIBUT POINT RD
SITKA AK 99835

Parcel ID: 15220000
ARCHIE/PHYLLIS MOORE
MOORE, ARCHIE, C./PHYLLIS
120 OSPREY ST.
SITKA AK 99835

Parcel ID: 15285000
ROSEMARY ARMER
ARMER, ROSEMARY, D.
507 MARINE ST.
SITKA AK 99835

Parcel ID: 15305000
CANDACE BARTELS
BARTELS, CANDACE
600 DEGROFF ST, #B
SITKA AK 99835

Parcel ID: 14290000
JENSEN/AMANDA YOCUM/BAGGEN
YOCUM, JENSEN/BAGGEN, AMANDA
200 LAKEVIEW DR
SITKA AK 99835

Parcel ID: 14294000
MARY FERGUSON
FERGUSON, MARY
504 HALIBUT POINT RD
SITKA AK 99835

Parcel ID: 15225000
ALICE/SHERMAN STRAIN
STRAIN, SHERMAN & ALICE
2862 BANNER CT
MEDFORD OR 97504-5805

Parcel ID: 15290000
JUNE/ROBYN GUY/MC CREHIN
GUY, JUNE & MC CREHIN, ROBYN
503 MARINE ST
SITKA AK 99835

Parcel ID: 15370000
OZ KENDALL DECLARATION OF
TRUST
KENDALL, OZ
8031 BERRY PATCH DR
ANCHORAGE AK 99502

Davis & Barker
Conditional Use Permit Request
514 Halibut Point Road &
203 Lakeview Drive

P&Z Mailing
September 9, 2016

Parcel ID: 14000000
FIRT BAPTIST CHURCH OF SITKA
FIRT BAPTIST CHURCH OF SITKA
514 HALIBUT POINT RD
SITKA AK 99835

Parcel ID: 14005000
FIRT BAPTIST CHURCH OF SITKA
~~FIRT BAPTIST CHURCH OF SITKA~~
~~514 HALIBUT POINT RD~~
SITKA AK 99835

Parcel ID: 14010000
DAVID GRAHAM
GRAHAM, DAVID, A.
408 LAKE ST
SITKA AK 99835

Parcel ID: 14015000
MARGARET/VIRGIN ANDREWS/LUTZ
ANDREWS, MARGARET, J./LUTZ,
VIRGINIA
207 LAKEVIEW DR.
SITKA AK 99835

Parcel ID: 14025000
GERARD HELLAND
HELLAND, GERARD, W.
211 LAKEVIEW DR.
SITKA AK 99835

Parcel ID: 14030000
KARL WOLFE
WOLFE, KARL, F.
213 LAKEVIEW DR
SITKA AK 99835

Parcel ID: 14035000
DENISE BLANKENSHIP
BLANKENSHIP, DENISE, M.
217 LAKEVIEW DR
SITKA AK 99835

Parcel ID: 14040000
ANITA VANDYCK
VANDYCK, ANITA, L.
P.O. BOX 1415
SITKA AK 99835-1415

Parcel ID: 14045000
CARLOS/CECILIA AGNE
AGNE, CARLOS, A./CECILIA, G.
P.O. BOX 2061
SITKA AK 99835-2061

Parcel ID: 14050000
TIMOTHY/LESLIE FULTON
FULTON, TIM, J. & LESLIE, A.
225 LAKEVIEW DR
SITKA AK 99835

Parcel ID: 14055000
JULIE SIMPSON
SIMPSON, JULIE, A.
227 LAKEVIEW DR
SITKA AK 99835

Parcel ID: 14060000
LINDA LITTEN
LITTEN, LINDA, K.
211 CRAB APPLE DR
SITKA AK 99835

Parcel ID: 14070000
GRIGORIJS/ALDO BEKERIS/BEKER
BEKERIS, GRIGORIJS/BEKER,
ALDONA
233 LAKEVIEW DR
SITKA AK 99835

Parcel ID: 14075000
ROBERT MILLER
MILLER, ROBERT, J.
235 LAKEVIEW DR.
SITKA AK 99835

Parcel ID: 14080000
NAPOLEON MORFE
MORFE, NAPOLEON
237 LAKEVIEW DR.
SITKA AK 99835

Parcel ID: 14085000
KATERI RICHARDS
RICHARDS, KATERI
239 LAKEVIEW DR
SITKA AK 99835

Parcel ID: 14090000
FLORENCIO/ADELA UDDIPA
UDDIPA, FLORENCIO & ADELA
604 HALIBUT POINT RD
SITKA AK 99835

Parcel ID: 14095000
DAVID/MARY FELTS/MABALOT
FELTS, DAVID & MABALOT, MARY
602 HALIBUT POINT RD
SITKA AK 99835

Parcel ID: 14100000
THANH/NERLITA BANH REVOCABLE
LIVING TRUST
BANH, THANH/NERLITA, C.
201 CRABAPPLE DR.
SITKA AK 99835

Parcel ID: 14105000
GEORGE/KATHERIN ERICKSON
ERICKSON, GEORGE, B./KATHERINE,
M.
203 CRABAPPLE DR
SITKA AK 99835

Parcel ID: 14110000
AARON/EMILY ROUTON
ROUTON, AARON & EMILY
205 CRABAPPLE DR
SITKA AK 99835

Parcel ID: 14115000
DANI PEPPER
PEPPER, DANI, J.
207 CRABAPPLE DR
SITKA AK 99835

Parcel ID: 14120000
HELEN CUNNINGHAM
CUNNINGHAM, HELEN, J.
P.O. BOX 1035
SITKA AK 99835-1035

Parcel ID: 14125000
HELEN CUNNINGHAM
~~CUNNINGHAM, HELEN, J.~~
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SITKA AK 99835-1035

Parcel ID: 14130000
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WALDRON, ROBERLEY, R.
1126 BROCKHOLLOW RD
ANDERSON SC 29621

Parcel ID: 14275000
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C/O CAROL HITCHCOCK
FAGER, JUSTIN/PATRICIA
3408 HALIBUT POINT RD, APT A
SITKA AK 99835

Parcel ID: 14277000
JOSEPH/LISA PARTIDO
PARTIDO, JOSEPH, B./LISA, A.
206 LAKEVIEW DR
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ALAIN/TERESSA SAAIMAN
SAAIMAN, ALAIN/TERESSA
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DIEGO, JUANITA/EDGAR
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THOMAS/DARCY JONES
JONES, THOMAS & DARCY
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Parcel ID: 15300000
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SITKA AK 99835

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BLATCHLEY JUNIOR HIGH SCH
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ARMER, ROSEMARY, D.
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MEDFORD OR 97504-5805

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GUY, JUNE & MC CREHIN, ROBYN
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SITKA AK 99835

Parcel ID: 15370000
OZ KENDALL DECLARATION OF
TRUST
KENDALL, OZ
8031 BERRY PATCH DR
ANCHORAGE AK 99502

P&Z Mailing
July 8, 2016

Davis & Barker
Conditional Use Permit Request
514 Halibut Point Road &
203 Lakeview Drive

INVOICE

CITY AND BOROUGH OF SITKA

100 LINCOLN STREET, SITKA ALASKA 99835

DATE: 6/8/16

To: Emily Davis

ACCOUNT # 100-300-320-3201.002
PLANNING & ZONING

Variance.....	
Conditional Use Permit.....	100.00
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.....	6.00
TOTAL.....	106.00

PAID
JUN 08 2016
CITY & BOROUGH OF SITKA

Thank you

Davis & Barker
Conditional Use Permit Request
514 Halibut Point Road &
203 Lakeview Drive

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 Plat Number Search | Survey Search | MTRS Search | Subdivision Search | Subdivision Name - No Plat Number | Doc.Input/UnverifiedStatus

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In District: 103 - SITKA

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Document Year: 1983 Number: 000287 Suf: 0	District: <u>103 - SITKA</u>
Date Recorded: 02/14/1983 Time: 09:40AM Book: 59 Page: 379 Pages: 1	
Index: M - MORTGAGES	
Desc: DEED/RECON.	
Grantor - SOUTHEASTERN TITLE AGENCY INC	
Grantee - FIRST BAPTIST CHURCH OF SITKA ALASKA	
Location: Lot: 1	Plat: D-11
Location: Lot: 2	Plat: D-11
Location: Lot: 30	Plat: D-11

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Last updated on 06/13/2016.

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Davis & Barker
 Conditional Use Permit Request
 514 Halibut Point Road &
 203 Lakeview Drive

Department of Natural Resources
 550 W. 7th Ave, Suite 1260, Anchorage, AK 99501-3557
 Phone: 907-269-8400 || Fax: 907-269-8901 || TTY: 907-269-8411