

**Delta Western**  
Conditional Use Permit Annual Review  
5309 Halibut Point Road



3/28/2016



**City & Borough of Sitka, Alaska**

**Selected Parcel: 5309 HALIBUT POINT ID: 26025000**

Printed on 3/28/2016 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>

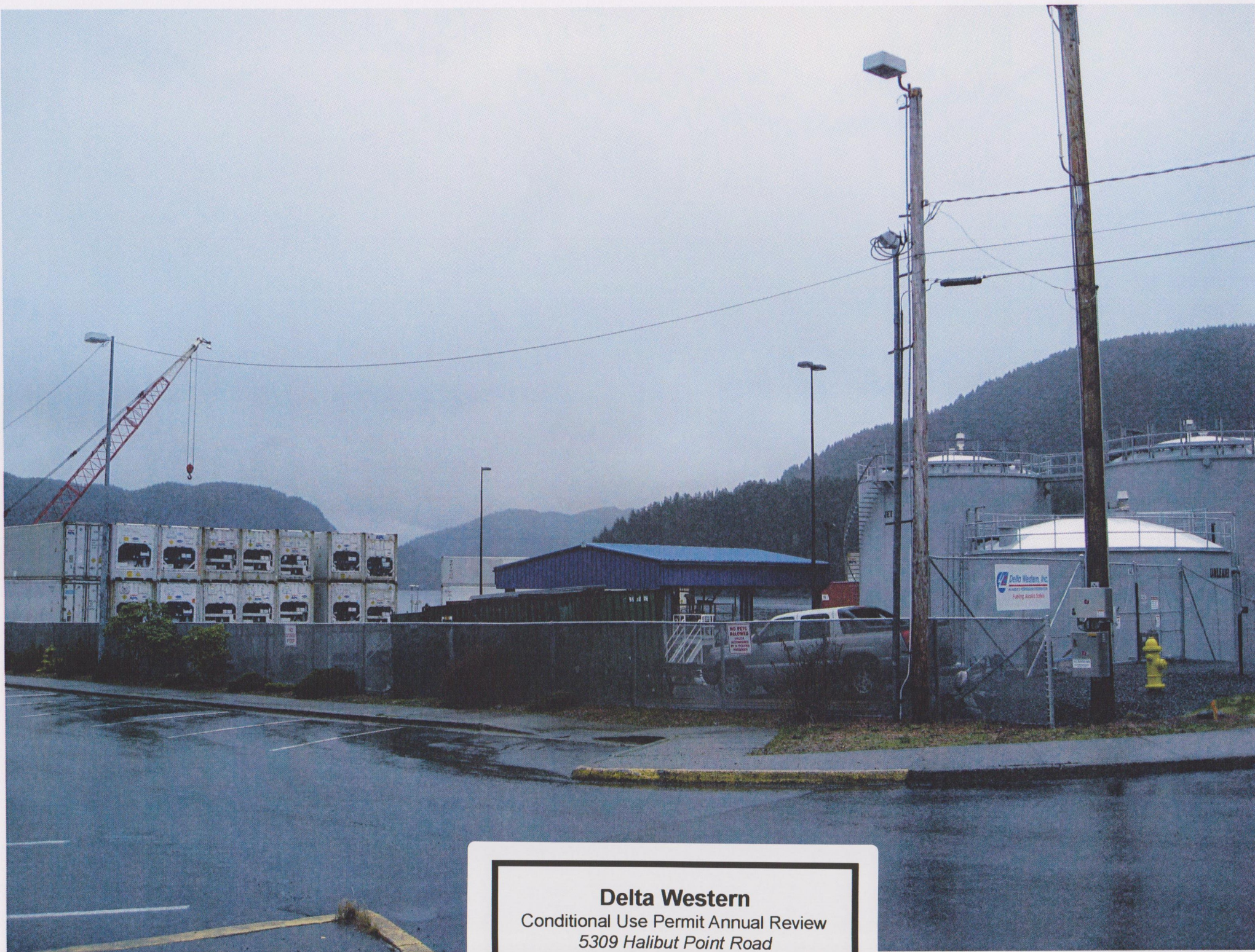


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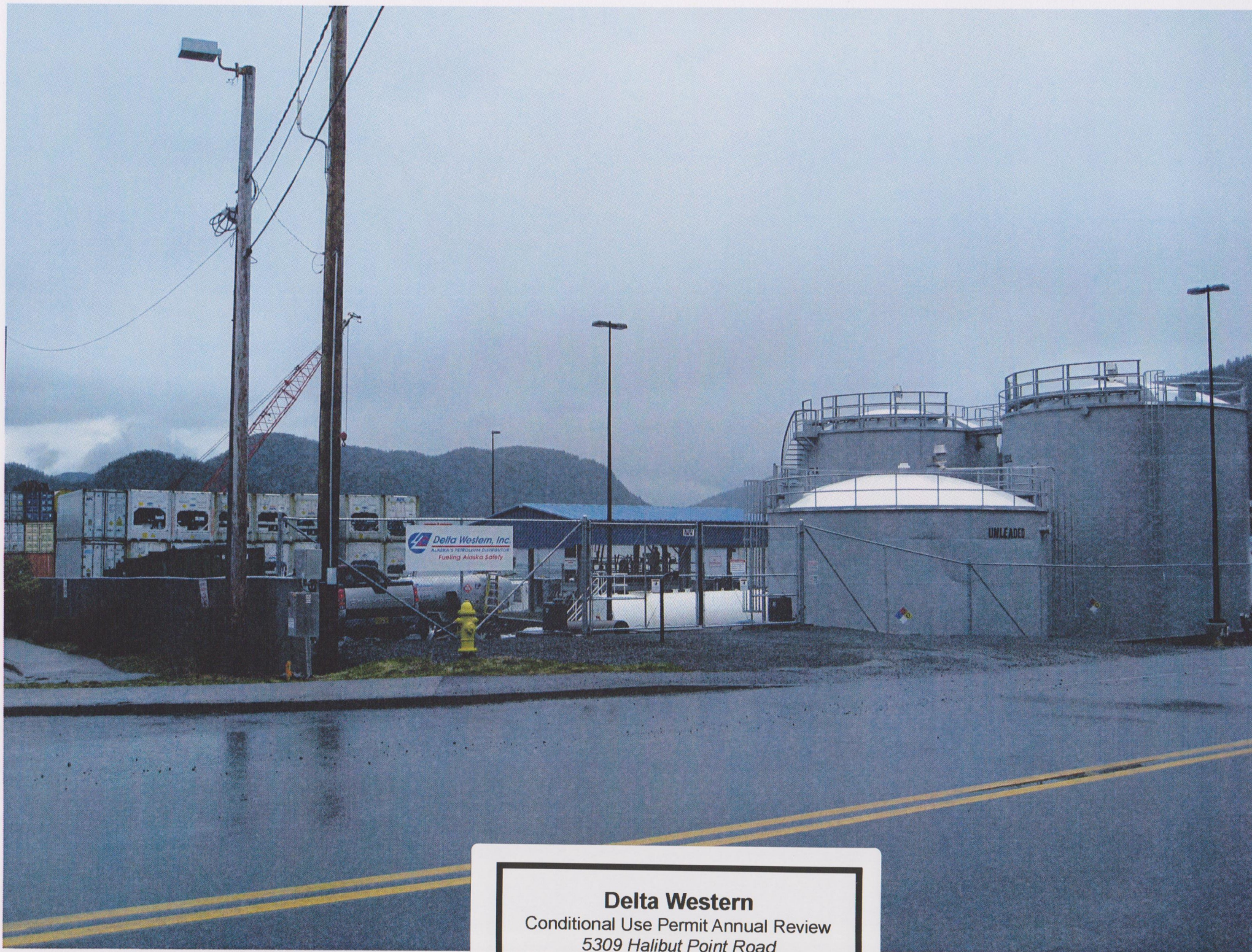
**Delta Western**  
Conditional Use Permit Annual Review  
5309 Halibut Point Road





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**Delta Western**  
Conditional Use Permit Annual Review  
5309 Halibut Point Road





420 L Street, Ste. 101  
Anchorage, AK 99501  
Toll Free: (800) 478-2688  
Tel: (907) 276-2688  
Fax: (907) 276-3741

**Sitka Tank Farm Conditional Use  
Permit Review Narrative  
March 2016**

**RECEIVED FEB 26 2016**

Delta Western currently operates a Bulk Fuel Facility at 5309 Halibut Point Road in Sitka, Alaska. This bulk fuel facility in a waterfront district is operated under a conditional use permit per the Zoning Ordinance of the City and Borough of Sitka Alaska (Sitka Code) 22-24.010. The operations under this permit are up for review. The following narrative is required as part of that review.

**Operations Description**

The bulk fuel facility is operated by Delta Western, Inc. The property is located north of Halibut Point Highway on Portion Lot 5, U.S.S. 3670 in the City and Borough of Sitka (Plat No. 84-7). The address point is listed at 5309 Halibut Point Highway (parcel J.D. number 26025000). The property is zoned as a Waterfront district and is owned by Samson Tug and Barge.

The facility is used to store and distribute gasoline, aviation fuels, diesel, and heating oil to both residential and commercial locations. The distribution to these locations will be by truck delivery.

The facility is located adjacent to the Ferry Terminal. The site is also currently used as a shipping and storage yard for containers loaded onto and unloaded from barges docked at the adjacent terminal. The shipping operations are on the northeast portion of the site. The Container facility and the bulk fuel facility have separate entrances onto the property and are separated by a fence. Both facilities operate during regular business hours.

The fuel facility consists of 4 tanks capable of containing unleaded motor and diesel fuels, Aviations gasoline, and Jet fuel, a truck loading facility, the required containment for both, and a small office building to house monitoring equipment and emergency wash facilities. Two tanks have a 30-foot diameter and are 33 feet in height, one tank is 30-foot diameter and is 20 feet in height, and the fourth tank is a 10,000 gallon double wall horizontal tank. The tanks are separated from one another by a distance of at least 10 feet, from a building or public way by a distance of 25 feet, and 15 feet from a property line according to National Fire Protection Association (NFPA) 30

*Flammable and Combustible Liquids Code* and NFPA 30A Code for Motor Fuel Dispensing Facilities and Repair Garages. The truck loading facility is separated from the tanks, building, public way, and property lines by a distance of 25 feet for Class I liquids (unleaded motor fuel) and 15 feet for Class II liquids (diesel fuel).

The exterior of the tanks are painted grey. The containment area floor is ballasted membrane liner. The containment area walls are concrete and are at least six feet in height. Containment for the truck loading is concrete and has an overflow drain into the tank containment area.

Tank truck traffic to the bulk fuel facility consists of about four round-trips per day. All fuel trucks are operated by Delta Western. Two to four vehicles are stored on-site. Approximately once a month, the facility receives fuel from a barge moored at the adjacent terminal. Fuel transfer to/from the barge to/from the tanks requires the shipping yard to have minimal operations.

The facility is secured by gates at both entrances. Employees and users of the facility arrive in vehicles. The facility is for truck loading so parking is provided for employees only.

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**CITY AND BOROUGH OF SITKA  
PLANNING DEPARTMENT  
CONDITIONAL USE PERMIT APPLICATION**

Conditional Use Permit FEE	\$100.00
*plus current city sales tax*	

**APPLICANT'S NAME:** Samson Tug & Barge, Inc.  
**PHONE NUMBER:** 907-747-8559  
**MAILING ADDRESS:** 329 Harbor Drive, Sitka, AK 99835

**OWNER'S NAME:** Samson Tug & Barge

*(If different from applicant)*

**PHONE NUMBER:** \_\_\_\_\_

**MAILING ADDRESS:** \_\_\_\_\_

**PROJECT ADDRESS:** 5309 Halibut Point Highway (Plat 84-7)

**LEGAL DESCRIPTION**

**Lot:**

Portion Lot 5

**Block:** \_\_\_\_\_

**Subdivision:**

U.S.S. 3670

**U.S. Survey:** \_\_\_\_\_

**Zoning Classification:** Waterfront

☐ **List specific request:** See attached narrative

☐ **State all reasons for justifying request:** See attached narrative

☐ **List all features and details of request:** See attached narrative

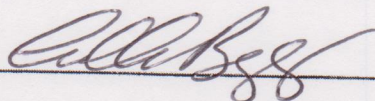
☐ **State the schedule and timing of request:** See attached narrative

**Please attach drawings, maps, and additional narrative as appropriate.**

The applicant must verify, to the satisfaction of the Public Works Department, that utility lines and services are not under proposed structures.

*In applying for and signing this application, the property owner hereby grants permission to Municipal staff to access the property before and after Planning Commission's review for the purposes of inspecting the proposed and/or approved structures.*

**SIGNATURE OF APPLICANT:**



**Date:** 7/23/13

**SIGNATURE OF OWNER:**

*(If different from the applicant)*

**Date:** \_\_\_\_\_

*Approval will be based on plans submitted  
or approved by the Planning Commission or Assembly*

**Samson Tug and Barge, Inc.**  
 Conditional Use Permit  
 5309 Halibut Point Road



**Sitka Tank Farm Conditional Use  
Review Narrative  
July 2013**

**Request for Approval**

We are requesting Conditional Use Plan Approval for the bulk fuel facility. A bulk fuel facility in a waterfront district requires a conditional use plan review per the Zoning Ordinance of the City and Borough of Sitka Alaska (Sitka Code) 22-24.010.

**Site and Project Description**

The proposed project is a new bulk fuel facility to be constructed and operated by Delta Western, Inc. The property is located north of Halibut Point Highway on Portion Lot 5, U.S.S. 3670 in the City and Borough of Sitka (Plat No. 84-7). The address point is listed at 5309 Halibut Point Highway (parcel J.D. number 26025000). The property is zoned as a Waterfront district and is owned by Samson Tug and Barge.

The proposed facility is located adjacent to the Ferry Terminal. The site is currently used as a shipping and storage yard for containers loaded onto and unloaded from barges docked at the adjacent terminal. The shipping operations will remain on the northeast portion of the site. The two uses will have separate entrances onto the property and will be separated by a fence. Both facilities operate during regular business hours.

The proposed fuel facility consists of tanks capable of containing unleaded motor and diesel fuels, Aviations gasoline, and Jet fuel, a truck loading facility, the required containment for both, and a small office building to house monitoring equipment and emergency wash facilities. There will be four tanks at full build-out. The first phase of construction is slated for. The tanks have a 30-foot diameter and are 33 feet in height. The tanks must be separated from one another by a distance of 10 feet, from a building or public way by a distance of 25 feet, and 15 feet from a property line according to National Fire Protection Association (NFPA) 30 *Flammable and Combustible Liquids Code* and NFPA 30A *Code for Motor Fuel Dispensing Facilities and Repair Garages*. The truck loading facility must be separated from the tanks, building, public way, and property lines by a distance of 25 feet for Class I liquids (unleaded motor fuel) and 15 feet for Class II liquids (diesel fuel).

The exterior of the tanks will be painted dark forest green, to be less obtrusive to neighbor's views. Existing vegetation will be retained between the roadway and the containment walls to help buffer views as well.

The containment area floor will be a ballasted membrane liner. The containment area walls are concrete and six feet in height. Containment for the truck loading will be concrete and will have an overflow drain into the tank containment area.

Traffic to the bulk fuel facility will increase traffic demands on Halibut Point Highway by approximately four round-trips per day. Fuel trucks will be provided by Delta Western. No vehicles will be stored on-site. Once a month, the facility will receive fuel from a barge moored at the adjacent terminal. Fuel transfer to/from the barge to/from the tanks will require shut down of shipping yard.

The proposed facility will be secured by gates at both entrances. Pedestrian access will not be necessary as employees and users will arrive in vehicles. The facility is for truck loading so parking will be provided for employees only.

**Samson Tug and Barge, Inc.**  
Conditional Use Permit  
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A lease agreement between Samson Tug and Barge and Delta Western, Inc. is completed. The property will not be re-platted as part of the project work.

See the site plan for more information.

### Schedule

A preliminary schedule is as follows:

Task Description	Start Date	Completion Date
Conditional Use Permitting	08/01/2013	10/12/2013
Survey and Geotechnical Investigation	Complete	
Design	Complete	
Earthwork and Paving	08/1/2013	09/30/2013
Tanks and Piping Work	10/1/2013	12/31/2013
Commissioning and Painting	Spring 2014	Spring 2014
System Operation	1/1/2014	1/7/2014

### Consistency with the Goals, Policies, and Land Use Designations of the Comprehensive Plan

The 2001 City and Borough of Sitka Comprehensive Plan does not specifically address development of the proposed site. The property is zoned waterfront. Waterfront district uses are intended, whenever possible, to be water-dependent or water-related with particular emphasis on commerce, tourism, commercial or industrial enterprises which derive major economic or social benefit from a waterfront location. The bulk fuel facility is a commercial/industrial enterprise and does require a waterfront location. However, all fuel for the facility will be received by barge and barges are moored at the adjacent dock. Fuel operations would not be possible without access to the dock and the barges.

The facility is consistent with the following goals and objectives:

- *Diversifies local job base.* Bulk fuel is currently provided and marketed solely by one supplier. A new bulk fuel facility introduces competition. It also utilizes other local services, such as trucking, which will all be provided by a local third-party.
- *Access to resources necessary for community growth and well-being.* Fuels are necessary to a community's growth, providing jobs and necessary goods.
- *Provides goods and services locally.* The bulk fuel facility will provide fuel solely for use by the local community.
- *Complements existing economic activities.* A new bulk fuel facility introduces competition in the bulk fuels market, and eliminates the risks of having a single supplier.



## **Conformance to Title 22 Land Use Requirements**

### **1. Lot Requirements**

The minimum lot requirements in a waterfront district are a width of 60 feet and an area of 6,000 square feet (SF) (22.20.030). Portion Lot 5 exceeds the 60-foot minimum width requirements and has an area of approximately 83,635 square feet. The lease area for the bulk fuel facility will be approximately 150 feet by 180 feet, and 27,000 SF. The minimum lot requirements are met.

### **2. Yard Setbacks**

The minimum yard requirements in a waterfront district are a front yard of twenty feet, a side yard of 10 feet, and a rear yard of 5 feet. Bulk fuel facility setback requirements exceed the minimum waterfront yard requirements. As such, the minimum yard requirements are met.

### **3. Lot Coverage**

The maximum lot coverage allowed in a waterfront district is unrestricted, except for setback areas (22.20.030). The existing facility exceeds the required setback areas so the maximum lot coverage requirement is met.

### **4. Maximum Height**

The maximum height allowed in a waterfront district for a principal structure is 40 feet and for an accessory structure is 16 feet (22.20.030). The tanks are 33 feet in height. The truck loading facility will have a canopy that is approximately 20 feet in height. The single-story office building will be less than 16 feet in height. As such, the maximum height requirements are met.

### **5. Parking**

Parking is to be provided per 22.20.100 requirements. For industrial uses, one space is required for each four hundred square feet of gross floor area or for every three employees, depending on the nature of the establishment and the necessity for loading or other facilities (22.20.100.G.13).

Truck loading requires two employees. The total required parking is one space; two spaces are provided. As such, the parking and circulation requirements have been met for the site.

### **6. Loading**

A loading berth is not required based on the nature of the facility. Fuels are stored in above-ground tanks. Fuel will be transferred from a barge moored at the adjacent dock with barge provided hoses. No other materials are stored on or required for the facility.

### **7. Landscaping/Fences**

No landscaping is required. However, existing vegetation will be retained along Halibut Point Road to provide a buffer.



Fences in public, commercial, and industrial districts may be no greater than 20 feet in height (22.20.070). There is no height limitation listed for fences in a waterfront district. The fence around the bulk fuel facility will be 8-foot high chain link.

## 8. Paving and Drainage

The driveway connections to Halibut Point Highway will be paved. The rest of the drives will be gravel (D-1). Provisions shall be made to prevent contamination of the domestic water supply, adjacent lands, and nearby water bodies.

The truck loading area will be concrete. The rest of the site will be gravel. Containment areas are provided per NFPA 30 and 30A to protect against spills or leaks. Therefore, it is not anticipated that the project site would contaminate any domestic water supply, adjacent property, or nearby water body.

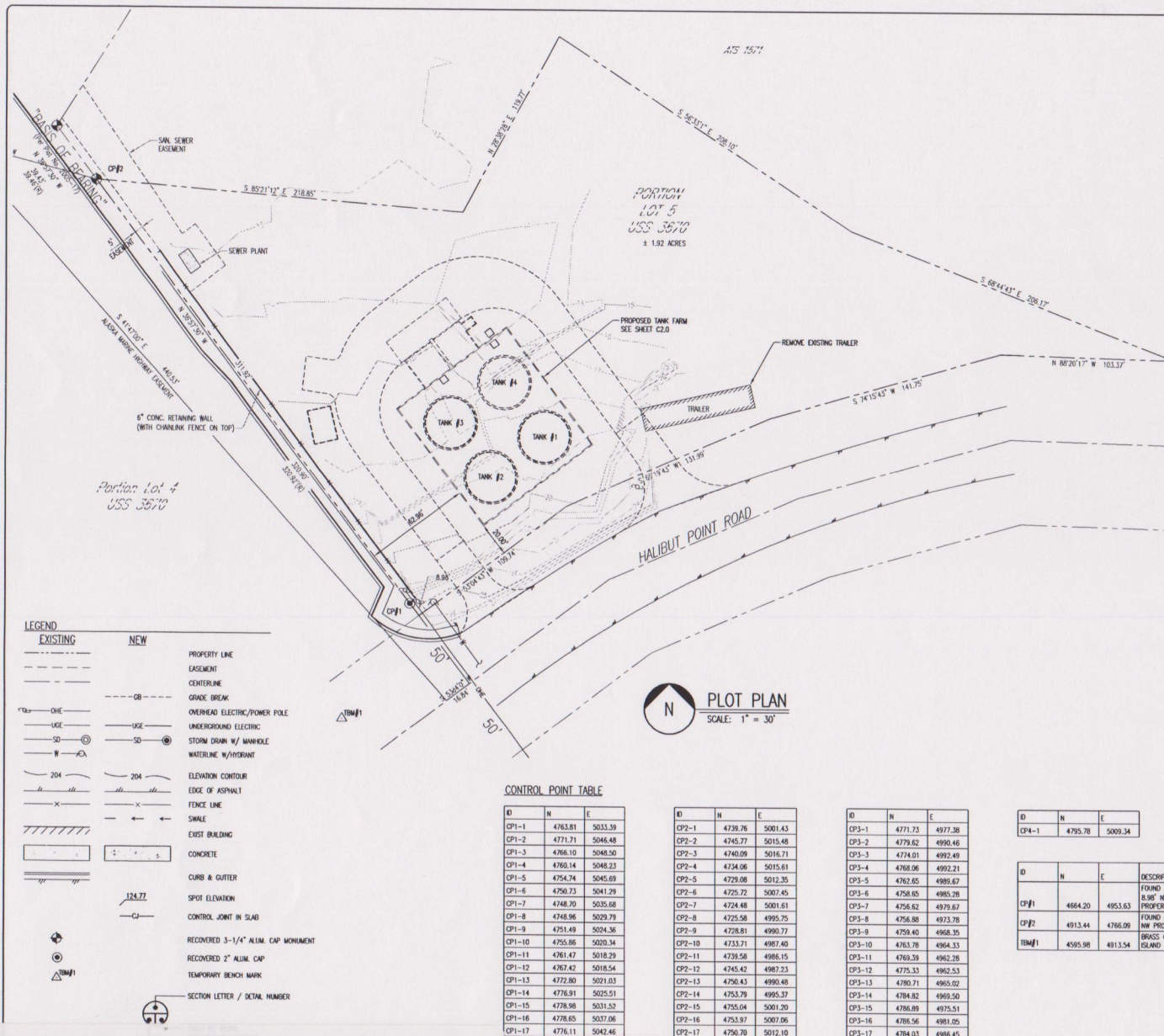
## Effects on the Area Surrounding the Site

The proposed bulk fuel storage facility is not anticipated to have any adverse effect on the area surrounding the site. The proposed land use and the facility design are compatible with the adjacent uses and land use plans for the area. The site is located within/around other industrial uses.

- **Pedestrian and vehicular traffic circulation and safety.** The proposed facility is not expected to generate high levels of traffic due to the relatively small staff and the nature of the facility. Access to the site will be off of Halibut Point Highway, the same as existing traffic patterns.
- **The demand for and availability of public services and facilities.** Public water and sewer are available adjacent to the site and will be extended to the small office building. The facility's demand for water and sewer are not expected to adversely impact municipal water supplies or sewer treatment capacity.
- **Noise, air, water, or other forms of environmental pollution.** The facility is not expected to generate noise emissions that would adversely affect surrounding land uses. There could be vapors released during barge lightering and truck loading operations. These vapors will be minimized by the pressure vacuum installed on the tanks. Site drainage is contained and infiltrated on site. Existing vegetation will be retained along Halibut Point Highway to provide a buffer. Access is from Halibut Point Highway only, as stated above. The site has been designed to be compatible with the surrounding development in the vicinity.
- **Maintenance of compatible and efficient development patterns and land use intensities.** A bulk fuel storage facility is compatible with the surrounding development because it is located near other industrial uses. The adjacent uses are not attracting pedestrian traffic, which is consistent with the use of the bulk fuel storage facility. There is a demand for the use.

Overall, the proposed facility is compatible with the surrounding area and complies with the design guidelines developed for a bulk fuel storage facility.





## ABBREVIATIONS

APPROX	APPROXIMATE
AC	ASPHALT CONCRETE
ADEC	ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION
AST	ABOVE GROUND STORAGE TANK
BSP	BOTTOM OF PIPE
BT	BOTTOM OF TRENCH
CL	CENTERLINE
CP	CAST IRON PIPE
CJ	CONTROL JOINT
CLR	CLEAR
CONC	CONCRETE
CONT	CONTINUOUS
DA	DAMETER
EX / EXST	EXISTING
EW	EACH WAY
FF	FINISHED FLOOR ELEVATION
FL	FLEXIBLE MEMBRANE LINER
HORIZ	HORIZONTAL
INV	INVERT
JFL	JET FUEL LINE
LF	LINEAR FEET
ME	WATCH EXISTING
MIN	MINIMUM
NTS	NOT TO SCALE
OC	ON CENTER
PCC	PORTLAND CEMENT CONCRETE
PV	PIPE VALVE
PS	PIPE SUPPORT
PMT	PAVEMENT
SD	STORM DRAIN
SOB	STORM DRAINAGE CATCH BASIN
SDMH	STORM DRAINAGE MANHOLE
SQ	SQUARE
TM	TEMPORARY BENCHMARK
TBC	TOP BACK OF CURB
TC	TOP OF CURB
TYP	TYPICAL

## PROPERTY &amp; SURVEY DATA

LEGAL: PORTION OF LOT 5, USS 3670  
 LOCATED WITHIN SECTION 3, TOWNSHIP 33 NORTH, RANGE 63 EAST, COOPER RIVER MERIDIAN, ALASKA.  
 AREA: 1.92+ ACRES  
 ELEVATIONS BASED ON ALASKA DOT "PROPOSED FAST FERRY TERMINAL 2002, PROJECT #03571" (USS BENCHMARK NO. 18 1941, ELEVATION = 20.35' ABOVE MLLW ON THE 1960-1978 TIDAL EPOCH WITH TEMPORARY BENCHMARK (TBM) SET AS FOLLOWS:  
 TBM#1: 2" BRASS CAP, MARKED "DOT/PV SET-1 2000, WITH A CROSS IN THE CENTER, GROUTED FLUSH TO CONCRETE ISLAND, SOUTHWESTERLY OF THE PROJECT, ELEVATION = 27.40' ABOVE MLLW.  
 BEARINGS ARE BASED ON AT'S 1571, PLAT NO. 2005-17 IN THE SITKA RECORDING DISTRICT  
 DATE OF SURVEY: MAY 2011 BY SENTEC SURVEYING LLC.

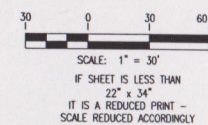
## SURVEY NOTES

- SURVEY BOUNDARY WAS CREATED AS PORTION OF LOT 5, USS 3670, AS SHOWN ON AT'S 1571 (PLAT NO. 2005-17).
- RIGHT OF WAY OF HALIBUT POINT ROAD CREATED FROM RECORD INFORMATION PER AT'S 1571 (PLAT NO. 2005-17).
- THERE ARE ADJACENT RIGHT OF WAY LINES CREATED BY VARIOUS PLATING ACTIONS OVER THE PAST YEARS. AFTER REVIEWING THE VARIOUS SOURCES AND TALKING WITH A NUMBER OF SURVEYORS BOTH IN SITKA AND EMPLOYED BY THE ALASKA DOT SE REGION, WE BELIEVE USING THE INFORMATION FROM MR. PATRICK K. O'NEIL'S AT'S 1571 (PLAT NO. 2005-17) WHICH MATCHES A LEASE PLAT SURVEYED BY MR. NOEL F. STRANGLER (PLAT NO. 84-7) IS THE BEST REPRESENTATION OF THE CENTERLINE OF HALIBUT POINT ROAD. FROM THIS CENTERLINE INFORMATION WE HAVE OFFSET THE 50' WIDTH TO CREATE THE NORTHERLY RIGHT OF WAY.

ID	N	E
CP4-1	4755.78	5009.34

ID	N	E	DESCRIPTION
CP#1	4664.20	4953.63	FOUND ALUMINUM CAP 8.30' NW OF SOUTH PROPERTY CORNER
CP#2	4913.44	4766.09	FOUND ALUMINUM CAP AT NW PROPERTY CORNER
TBM#1	4585.98	4913.54	BRASS CAP IN CONCRETE ISLAND

## GRAPHIC SCALES



**DELTA WESTERN  
SITKA FUEL FACILITY**  
 509 WEST 3rd Ave., Site 101  
 ANCHORAGE, AK 99501

REVISION	DATE	BY	DESCRIPTION
1	11/2/2012	RP	MISCELLANEOUS/CONTROL REVISIONS
2	6/20/2011	NH	MISCELLANEOUS REVISIONS

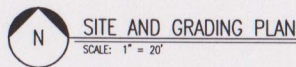
DESIGN: NH	SEAL: STATE OF ALASKA
DRAWN: VM	49 TH
CHECKED: CHKD	CE-2007
APPROVED: APRVD:	CE-2007
SCALE:	SCALE: 1" = 30'

<b>ENTERPRISE</b>	<b>ENGINEERING, INC.</b>
5 DEPT STREET	2025 GABELL STREET
SUITE 23	SUITE 200
FREDERICK, ME 04032	MECHANICAL, AK 99501
TEL (207) 888-8000	TEL (907) 563-8000
FAX (207) 888-8015	FAX (907) 563-3017

DRAWING TITLE	
PLOT PLAN	
DWG NO. C1.0	DATE 04/27/12
PN: 5686	GRID: SHEET OF -

**Samson Tug and Barge, Inc.**  
 Conditional Use Permit  
 5309 Halibut Point Road





1. ALL STEELWORK CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CITY AND BOROUGH OF ST. ALBA, ALABAMA SPECIFICATIONS, 2002.
2. LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE. ONLY CONTRACTOR SHALL VERIFY LOCATIONS BY EXCAVATING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. SOIL INFORMATION WAS DETERMINED FROM A CURSORY INVESTIGATION PERFORMED BY ENGINEERING, INC., APRIL, 2011.
4. DIMENSIONS AND ROW SHOW ARE TO BACK OF CURBS OR FACE OF FOUNDATION, EDGE OF GRAVEL OR ELEVATION ARE UNLESS INDICATED OTHERWISE.
5. NEW GROUNDWATER ARE 10 TO 20% OF CONCRETE, PAVEMENT OR EARTHWORK FINISH GRADE SURFACE UNLESS INDICATED OTHERWISE.
6. ALL FILL MATERIAL SHALL BE PLACED IN LAYS NO THICKER THAN 12 INCHES, AND COMPACTED TO MINIMUM BEARINGS AS INDICATED ON THE PLANS. DETERMINE MAXIMUM DENSITY PER ASTM D1557.
7. PROVIDE PASSING/POUNDING TESTS FOR ALL FILL AND BACKFILL PLACED AT A RATE OF ONE TEST PER 10,000 SQ. FT. PER LIFT UNDER CONCRETE SLAB.
8. ALL OPEN EXCAVATIONS, SHOWING BRACING AND UNDERPINNING SHALL CONFORM TO OSHA REQUIREMENTS (29 CFR 1926).
9. PROVIDE A BROWN FINISH TO ALL EXTERIOR CONCRETE SLABS.
10. FUEL FILL SEALANT SHALL CONFORM TO ASTM D-7116-05 AND BE ADEQUATE FOR EXPOSURE JOINTS.
11. GEOMEMBRANE LINER SHALL BE #13.0 OR 30 APPROVED EQUAL AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS UNLESS NOTED OTHERWISE.
12. GEOTEXTURE SHALL BE ANCOO, MARIPLA, OR APPROVED EQUAL, 8 MILS THICK NON-WOVEN GEOTEXTILE FABRIC.
13. DISPOSE OF ALL UNUSABLE OR SURPLUS EXCESSIVE MATERIAL OFFSITE.
14. CONTRACTOR SHALL IMPLEMENT A SITE SPECIFIC EROSION AND SEDIMENT CONTROL PLAN (ESCP) TO PREVENT BEST MANAGEMENT PRACTICES DURING CONSTRUCTION.
15. DRAIN PIPE SHALL BE CL-500 DUCTILE IRON PIPE (DIP).
16. PROVIDE NEW IF HIGH CHAIRING LENGTH WITH 3-STRAINS BARBED WIRE, FENCE POSTS, AND DOUBLES.
17. CENTURIE OF DOUBLE-SHING GATE SHALL MATCH CHAIRMENT OF ACCESS DRIVE.

ID	DIA.	LENGTH	SLOPE	INLET STRUCTURE	INV. AT INLET	OUTLET STRUCTURE	INV. AT OUTLET
SD-1	6"	37.50'	1.5%	SDCR#1	15.15	SDWH#1	14.59
SD-2	6"	40.00'	1.5%	SDWH#1	14.53	SDWH#2	13.93
SD-3	6"	16.42'	1.5%	SDWH#2	13.87	SDWH#2	13.62

IF SHEET IS LESS THAN (22" x 34")  
IT IS A REDUCED PRINT-SCALE  
REDUCED ACCORDINGLY  
PRINT DRAWINGS IN PDF FORMAT  
ON 11x17 PAPER

IF SHEET IS LESS THAN  
22" x 34"  
IT IS A REDUCED PRINT -  
SCALE REDUCED ACCORDINGLY

**DELTA WESTERN  
SITKA FUEL FACILITY**

509 WEST 3rd Ave., Ste 101  
ANCHORAGE, AK 99501

[illegible]

DESIGN:	SEAL
NUH	
DRAWN:	
NUH	
CHKD:	
APRVD:	
SCALE:	

**ENTERPRISE**  
ENGINEERING, INC.

5 DEPOT STREET  
SUITE 23  
FREEPORT, ME 04032  
TEL. (207) 869-8006  
FAX (207) 869-8015

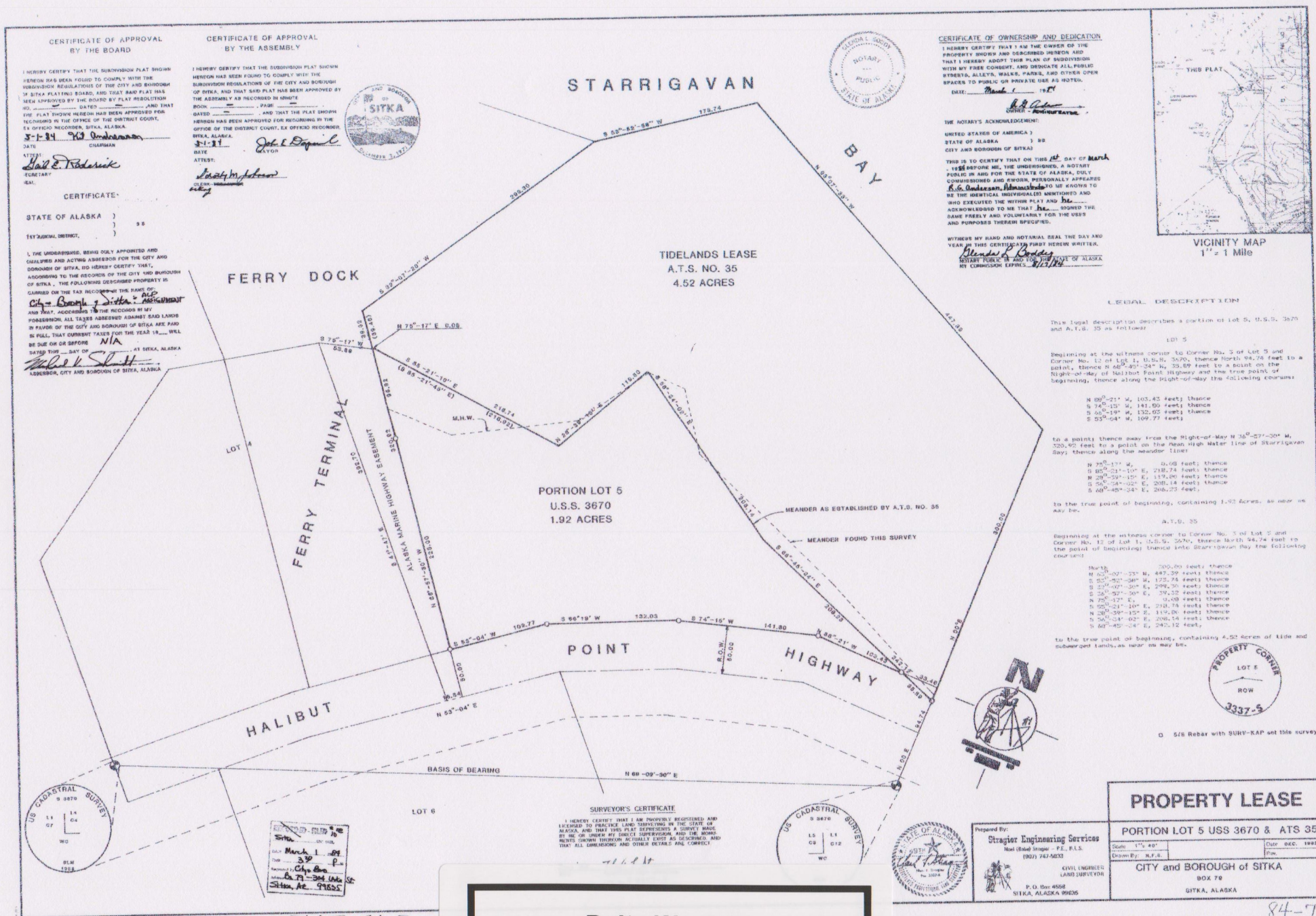
2525 GAMBELL STREET  
SUITE 200  
ANCHORAGE, AK 99503  
TEL. (907) 563-3835  
FAX (907) 563-3817

DRAWING TITLE

SITE AND GRADING PLAN

DWG NO.		DATE
C2.0		04/27/
PN:	GRID:	SHEET
5686		









## City & Borough of Sitka, Alaska

**Selected Parcel: 5309 HALIBUT POINT ID: 26025000**

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Parcel ID: 26004000  
C/B OF SITKA  
C/B OF SITKA  
100 LINCOLN ST  
SITKA AK 99835

Parcel ID: 26010000  
ALLEN MARINA, LLC  
ALLEN MARINE, LLC  
P.O. BOX 1049  
SITKA AK 99835-1049

Parcel ID: 26015000  
ALLEN PROPERTIES, LLC  
ALLEN PROPERTIES, LLC  
P.O. BOX 1049  
SITKA AK 99835-1049

Parcel ID: 26016000  
STATE OF ALASKA  
FERRY TERMINAL  
STATE OF ALASKA  
6860 GLACIER HWY  
JUNEAU AK 99801

Parcel ID: 26025000  
SAMSON TUG & BARGE CO., INC  
SAMSON TUG & BARGE CO.  
P.O. BOX 559  
SITKA AK 99835-0559

Parcel ID: 26035001  
BRYANNA GRAHAM  
GRAHAM, BRYANNA, M.  
5316 HALIBUT POINT RD  
SITKA AK 99835

Parcel ID: 26035003  
ARYEH/KAY LEVENSON  
LEVENSON, ARYEH, L./KAY, L.  
11600 MOOSE RD  
ANCHORAGE AK 99516-2477

Parcel ID: 26035004  
ARYEH/KAY LEVENSON  
LEVENSON, ARYEH, L./KAY, L.  
11600 MOOSE RD  
ANCHORAGE AK 99516-2477

Parcel ID: 26040000  
JACK/TRACY ALLEN  
ALLEN, JACK, S./TRACY, S.  
P.O. BOX 1352  
SITKA AK 99835-1352

**P&Z Mailing**  
April 8, 2016

**Delta Western**  
Conditional Use Permit Annual Review  
5309 Halibut Point Road



ORDER NO: 93-S-2384

BOOK 103 PAGE 14  
Sitka Recording District

RETURN TO:

GRANTEE  
132 LINCOLN ST  
SITKA, AK 99835QUIT CLAIM DEED

The Grantor, the CITY & BOROUGH OF SITKA, 304 Lake Street, Sitka, Alaska, 99835, in consideration of the sum of Ten Dollars and other valuable consideration, hereby conveys and quit claims to SAMSON TUG & BARGE CO., INC, 132 Lincoln Street, Sitka, Alaska, 99835 the following designated property:

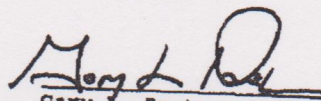
9.3-1.3.1.2 Description: A 1.92 Acre portion of Lot 5, United States Survey 3670, as shown on the property lease plat recorded as Plat 84-7, Sitka Recording District, First Judicial District, State of Alaska.

150  
RECORDED-FILED  
SITKA REC.  
DISTRICT

DATED this 17 day of June, 1993, at Sitka, Alaska.

JUN 17 1 30 PM '93

REQUESTED BY STATE  
ADDRESS SITKA

  
Gary L. Paxton  
Administrator

STATE OF ALASKA )

: ss.

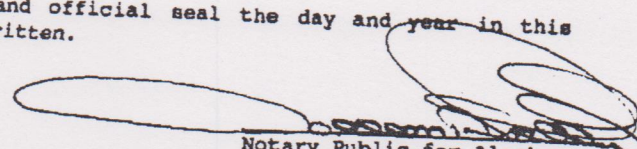
FIRST JUDICIAL DISTRICT )

Municipal Acknowledgment

THIS CERTIFIES that on this 17 day of June, 1993 before me, a Notary Public in and for the State of Alaska, personally appeared GARY L. PAXTON to me known and known to me to be the person whose name is subscribed to the foregoing deed, and after being first duly sworn according to law, he stated to me under oath that he is the Administrator of the City and Borough of Sitka, Alaska a corporation organized under the laws of the State of Alaska, that he has been authorized by said corporation to execute the foregoing deed on its behalf and he executed the same freely and voluntarily as the free act and deed of said corporation.

WITNESS my hand and official seal the day and year in this certificate first above written.



  
Notary Public for Alaska  
residing at Sitka, Alaska  
Commission expires 8-9-93