

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

John Hardwick and Ral West (via their respective Revocable Living Trusts) have an agreement with Sarah Longenbaugh to purchase the property located at 1401 Halibut Point Road. Their interest in this property is contingent upon the ability to build a dock at the property for their private vessels. The neighbor owning the property at 1403 Halibut Point Road, Kris Pearson, also wishes to build a dock and proposes to join with John Hardwick and Ral West in the applications for permits and tideland lease, as well as the construction of the dock. Each property owner has multiple vessels requiring moorage at this proposed dock.

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

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

The length of the floating dock would be 100'.

It is the intention of Hardwick/West to build a home on the land once the dock has been approved and the purchase of the land has been completed.

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

Respectfully Submitted,

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

John Hardwick and Ral West

July 29, 2019



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT GENERAL APPLICATION FORM

- Applications must be deemed complete at least **TWENTY-ONE (21)** days in advance of next meeting date.
- Review guidelines and procedural information.
- Fill form out completely. No request will be considered without a completed form.
- Submit all supporting documents and proof of payment.

APPLICATION FOR:

☐

VARIANCE

☒

CONDITIONAL USE

Tideland lease

☐

ZONING AMENDMENT

☐

PLAT/SUBDIVISION

BRIEF DESCRIPTION OF REQUEST: We would like to build a dock, to be shared by 1403 HPR and 1401 HPR.

The purpose of the dock is to accommodate private vessels, owned by the respective owners of the two lots.

The use of the vessels is strictly personal, for recreation. The vacant land at 1401 HPR is

being sold to John Hardwick and Ral West by the current owner Sarah Longenbaugh.

PROPERTY INFORMATION:

CURRENT ZONING: R1 PROPOSED ZONING (if applicable): _____

CURRENT LAND USE(S): residential/Vacant land PROPOSED LAND USES (if changing): residential with dock

APPLICANT INFORMATION:

PROPERTY OWNER: Sarah LONGENBAUGH (Selling to John Hardwick and Ral West)

PROPERTY OWNER ADDRESS: P.O.Box 240466 St, Douglas, AK, 99824

STREET ADDRESS OF PROPERTY: 1401 Halibut Point Road

APPLICANT'S NAME: John Hardwick RLT and Ral West RLT

MAILING ADDRESS: 107A Toivo Circle, Sitka, AK 99835

EMAIL ADDRESS: jth0502@me.com DAYTIME PHONE: John: 907-738-1066

PROPERTY LEGAL DESCRIPTION:

TAX ID: 1-5761-000 LOT: 2 BLOCK: _____ TRACT: _____

SUBDIVISION: Borhauer US SURVEY: 500

Longenbaugh

Last Name

7-29-19

Date Submitted

1401 Halibut Point Rd

Project Address

REQUIRED INFORMATION:For All Applications:

- ☒ Completed General Application form
- ☒ Supplemental Application (Variance, CUP, Plat, Zoning Amendment)
- ☒ Site Plan showing all existing and proposed structures with dimensions and location of utilities
- ☒ Floor Plan for all structures and showing use of those structures
- ☒ Copy of Deed (find in purchase documents or at Alaska Recorder's Office website)
- ☒ Copy of current plat (find in purchase documents or at Alaska Recorder's Office website)
- ☒ Site photos showing all angles of structures, property lines, street access, and parking – emailed to planning@cityofsitka.org or printed in color on 8.5" x 11" paper
- ☒ Proof of filing fee payment

For Marijuana Enterprise Conditional Use Permits Only:

- ☐ AMCO Application

For Short-Term Rentals and B&Bs:

- ☐ Renter Informational Handout (directions to rental, garbage instructions, etc.)

CERTIFICATION:

I hereby certify that I am the owner of the property described above and that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee is non-refundable, is to cover costs associated with the processing of this application, and does not ensure approval of the request. I understand that public notice will be mailed to neighboring property owners and published in the Daily Sitka Sentinel. I understand that attendance at the Planning Commission meeting is required for the application to be considered for approval. I further authorize municipal staff to access the property to conduct site visits as necessary. I authorize the applicant listed on this application to conduct business on my behalf.

DocuSigned by:

 Owner ID: F70F3B134A9...

7/28/2019

Date

Owner

Date

I certify that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee is non-refundable, is to cover costs associated with the processing of this application, and does not ensure approval of the request.

John Hardwick RLT and Ral West RLT

7-29-19

Applicant (If different than owner)

Date

Longenbaugh

7-29-19

1401 Halibut Point Rd

Last Name

Date Submitted

Project Address



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: We would like to build a dock, to be shared by 1403 and 1401 HPR.

The purpose of the dock is to accommodate private vessels, owned by the respective owners of the two lots. The use of the vessels is strictly personal, for recreation. The vacant lot at 1401 HPR is being sold to John Hardwick and Ral West by the current owner Sarah Longenbaugh

PROPERTY INFORMATION:

CURRENT ZONING: R1 ARE YOU THE UPLAND PROPERTY OWNER? no

CURRENT LAND USE(S): vacant land PROPOSED LAND USES (if changing): residential with dock

APPLICANT INFORMATION:

PROPERTY OWNER: Sarah LONGENBAUGH (Selling to John Hardwick and Ral West)

PROPERTY OWNER ADDRESS: P.O.Box 240466 St, Douglas, AK, 99824

STREET ADDRESS OF PROPERTY: 1401 Halibut Point Road

APPLICANT'S NAME: John Hardwick RLT and Ral West RLT

MAILING ADDRESS: 107A Toivo Circle, Sitka, AK 99835

EMAIL ADDRESS: jth0502@me.com DAYTIME PHONE: 907-738-1066

PROPERTY LEGAL DESCRIPTION:

TAX ID: 1-5761-000 LOT: 2 BLOCK: TRACT:

SUBDIVISION: Borhauer US SURVEY: 500

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

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Applicant

7-29-19
Date



CITY AND BOROUGH OF SITKA
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
GENERAL APPLICATION FORM

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APPLICATION FOR:

☐

VARIANCE

☒

CONDITIONAL USE

☐

ZONING AMENDMENT

☐

PLAT/SUBDIVISION

BRIEF DESCRIPTION OF REQUEST: We would like to build a dock to be shared by
1401 and 1403 HPR for moorage of private vessels, owned by respective lot
owners. Vessels will be personal / recreational use.

PROPERTY INFORMATION:

CURRENT ZONING: R1 PROPOSED ZONING (if applicable): _____

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

APPLICANT INFORMATION:

PROPERTY OWNER: Kris and Erica Pearson

PROPERTY OWNER ADDRESS: P.O. Box 2421, Sitka, AK 99835

STREET ADDRESS OF PROPERTY: 1043 Halibut Point Road

APPLICANT'S NAME: Kris Pearson

MAILING ADDRESS: P.O. Box 2421, Sitka, AK 99835

EMAIL ADDRESS: kris@northpacificconsulting.com DAYTIME PHONE: 907-738-3000

PROPERTY LEGAL DESCRIPTION:

TAX ID: 1-5760-000 LOT: 1 BLOCK: _____ TRACT: _____

SUBDIVISION: Borhauer Subdivision, Plat 97 US SURVEY: 500

Pearson

7/30/19

1403 HPR

Last Name

Date Submitted

Project Address

1403 HPR

REQUIRED INFORMATION:

For All Applications:

- ☒ Completed General Application form
- ☐ Supplemental Application (Variance, CUP, Plat, Zoning Amendment)
- ☒ Site Plan showing all existing and proposed structures with dimensions and location of utilities
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Kris Pearson

Owner

7-3-19

Date

Owner

Date

I certify that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee is non-refundable, is to cover costs associated with the processing of this application, and does not ensure approval of the request.


Applicant (If different than owner)

7/30/19
Date

Pearson

Last Name

7-30-19

Date Submitted

1403 HPR

Project Address

1403 HPR



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

LAND MANAGEMENT APPLICATION FORM

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APPLICATION FOR:☒ TIDELAND☒ LEASE☐ LAND☐ PURCHASE

BRIEF DESCRIPTION OF REQUEST: *We would like to build a dock shared between 1401 and 1403 HPR. The dock would be personal / recreational use.*

PROPERTY INFORMATION:

CURRENT ZONING: R1

ARE YOU THE UPLAND PROPERTY OWNER?

YES

CURRENT LAND USE(S): RESIDENTIAL

PROPOSED LAND USES (if changing):

RESIDENTIAL

APPLICANT INFORMATION:

PROPERTY OWNER: KRIS AND ERICA PEARSON

PROPERTY OWNER ADDRESS: P.O. Box 2421, Sitka, AK 99835

STREET ADDRESS OF PROPERTY:

APPLICANT'S NAME: KRIS PEARSON

MAILING ADDRESS: P.O. Box 2421, Sitka, AK 99835

EMAIL ADDRESS: kris@northpacificconsulting.com DAYTIME PHONE: 907-738-3000

PROPERTY LEGAL DESCRIPTION:

TAX ID: 1-5760-000 LOT: 1 BLOCK: _____ TRACT: _____

SUBDIVISION: Borhauer Subdivision, Plat 97 US SURVEY: _____

OFFICE USE ONLY

COMPLETED APPLICATION		SITE PLAN	
NARRATIVE		CURRENT PLAT	
FEE		OWNERSHIP	

1403 HPR

REQUIRED SUPPLEMENTAL INFORMATION:

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Applicant



7-30-2019
Date