

## MEMORANDUM

**To:** Jay Sweeney, Interim Municipal Administrator  
Mayor McConnell and Members of the Assembly

**From:** Maegan Bosak, Planner I *MB*

**Subject:** Zoning Text Amendment- Residential Demolition Guarantee

**Date:** August 20, 2013

---

The Sitka Planning Commission is recommending approval of a zoning text amendment to amend SGC 22.20.038 Residential Demolition Guarantee. Ordinance 2013-34 is on the Assembly agenda for review. The ordinance amends the Sitka Zoning Code to revise the Residential Demolition Guarantee to include the single family SF zone as a conditional use. Barnaby Dow and Christine Marie proposed the code changes. After deliberating, the Planning Commission recommended in favor of the changes during their August 6<sup>th</sup>, 2013 meeting on a 4-0 vote.

SGC currently states that lots in the R-1 and R-2 or related zones may enter into a binding financial agreement that allows them to have two residential structures on one lot for the period of up to one year. The demolition and removal of the older structure is at the owner's expense but allows flexibility in neighborhoods where structures are older and dilapidated. By going through the conditional use permit process, owners have the ability to stay in the neighborhoods they love and have a house that better fits their needs.

This amendment would allow owners in the single family SF zone to go through the guarantee process with a conditional use permit. As required in the conditional use permit process, the applicant would be required to submit site plans and drawings detailing new structures. Each permit request would go through the public process, allowing for neighborhood comment, as well as the Planning Commission and Assembly.

The single family SF zone spans from behind the Fire Hall to Princess Way, neighboring the Russian Orthodox Cemetery. This single family zone is one of the most restrictive zones however there has been no public comments received.

**Recommended Action:** Approve the zoning text amendment allowing the Residential Demolition Guarantee (SGC 22.20.038) to include the single family SF zone as a conditional use as recommended by the Planning Commission.

SPONSOR: ADMINISTRATOR

CITY AND BOROUGH OF SITKA

ORDINANCE NO. 2013 – 34

AN ORDINANCE OF THE CITY AND BOROUGH OF SITKA, ALASKA AMENDING SITKA  
GENERAL CODE TITLE 22 ZONING TO REVISE SGC 22.20.038 RESIDENTIAL  
DEMOLITION GUARANTEE.

BE IT ENACTED by the Assembly of the City and Borough of Sitka, Alaska as follows:

1. CLASSIFICATION. This ordinance is of a permanent nature and is intended to be a part of the Sitka General Code of the City and Borough of Sitka, Alaska.

2. SEVERABILITY. If any provision of this ordinance or any application to any person or circumstance is held invalid, the remainder of this ordinance and application the to any person and circumstances shall not be affected.

3. PURPOSE. The purpose of this ordinance is to allow the single family SF zone as a permissible zone by conditional use of the residential demolition guarantee.

4. ENACTMENT. NOW, THEREFORE, BE IT ENACTED by the Assembly of the City and Borough to:

A. Amend SGC Section 22.20.038 Residential Demolition Guarantee to read "Two residential structures may be allowed on one lot in an R-1 and R-2 or related zone upon the execution of a binding financial guarantee that insures and provides a vehicle for the demolition and removal of the older residence at the owner's expense. Residential Demolition Guarantees may be permitted in single family SF and related zone if approved through the conditional use process."

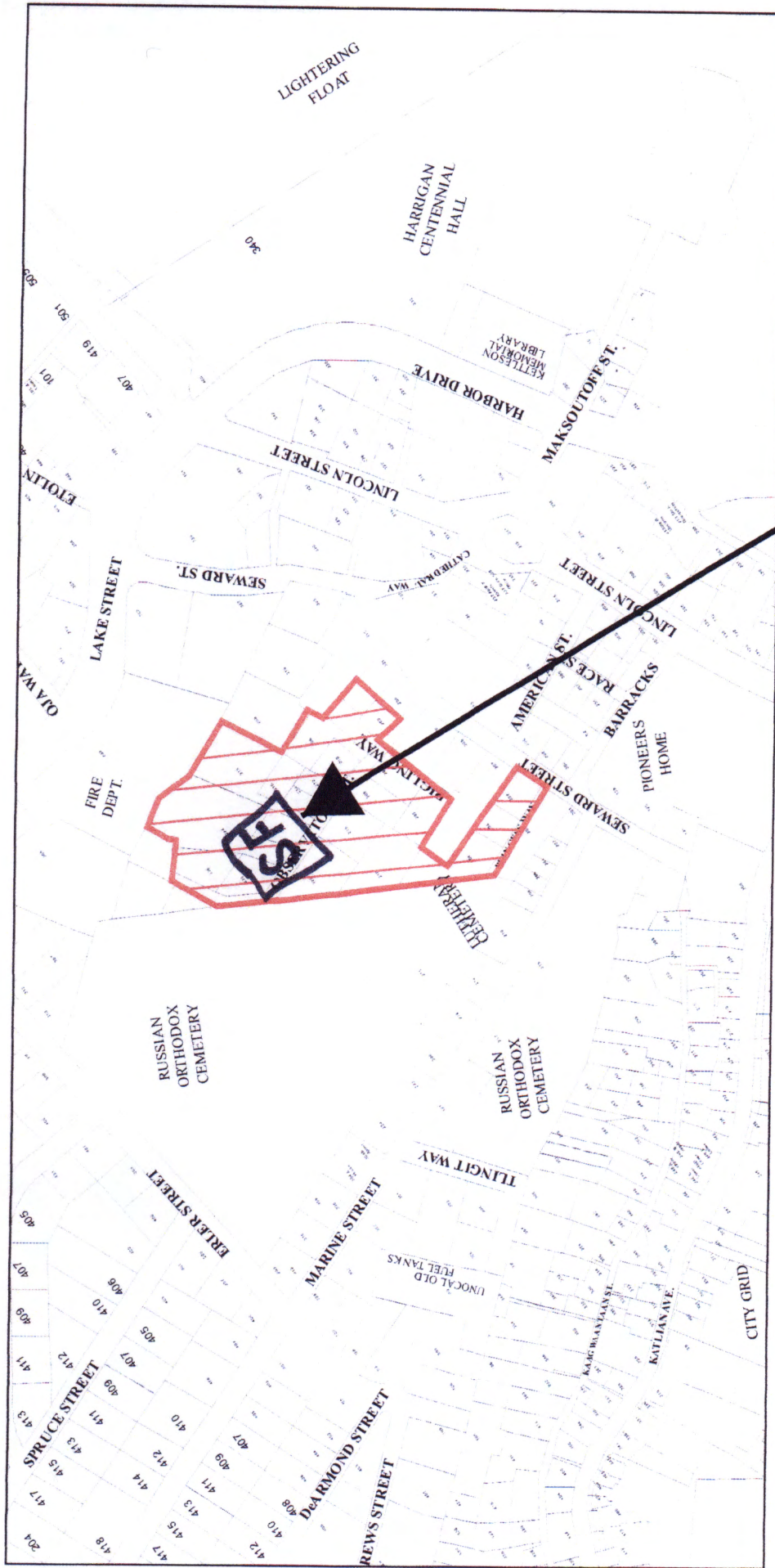
5. EFFECTIVE DATE. This ordinance shall become effective on the day after the date of its passage.

PASSED, APPROVED, AND ADOPTED by the Assembly of the City and Borough of Sitka, Alaska this 27<sup>th</sup> day of August, 2013.

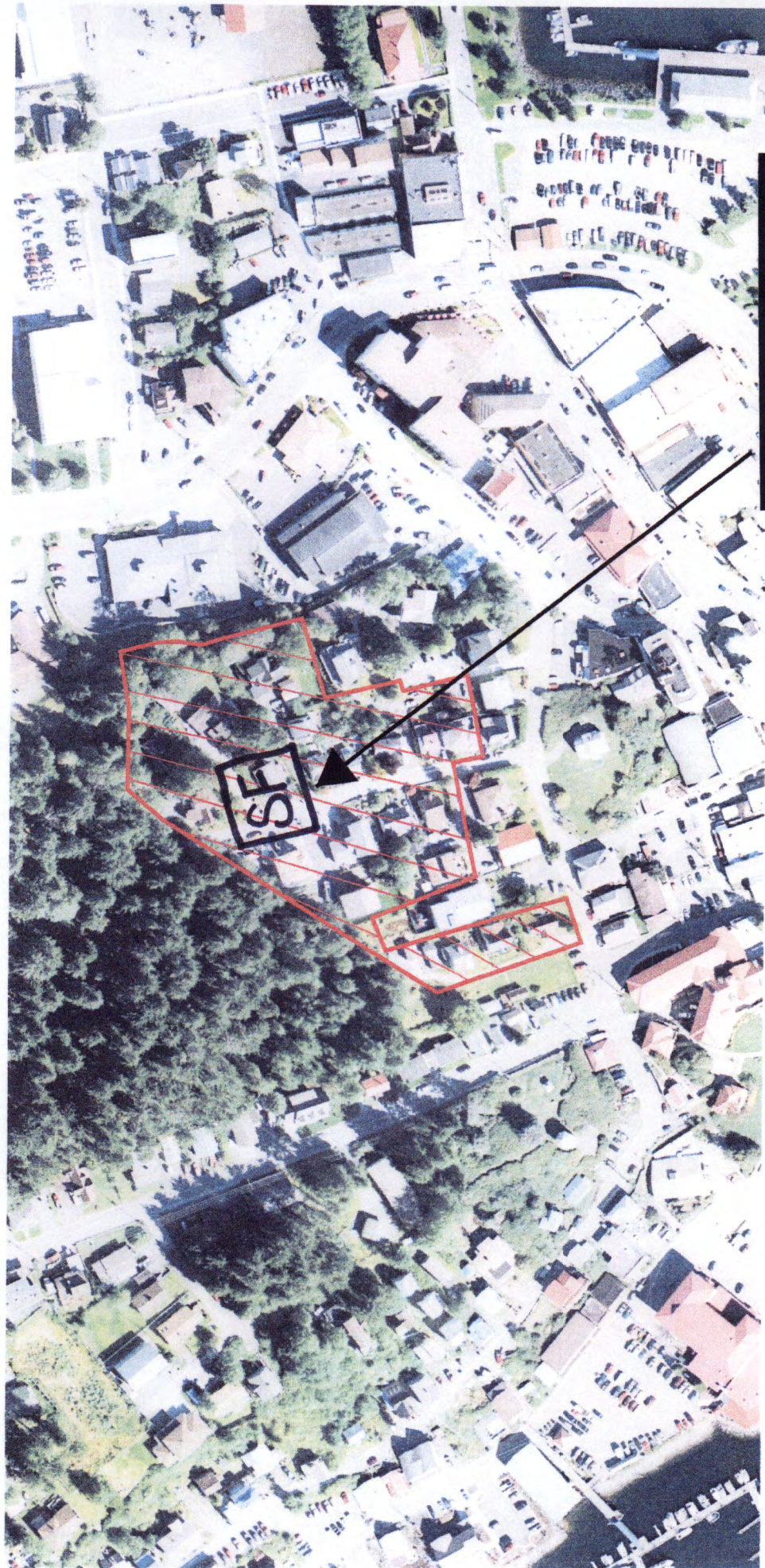
\_\_\_\_\_  
Mim McConnell, Mayor

ATTEST:

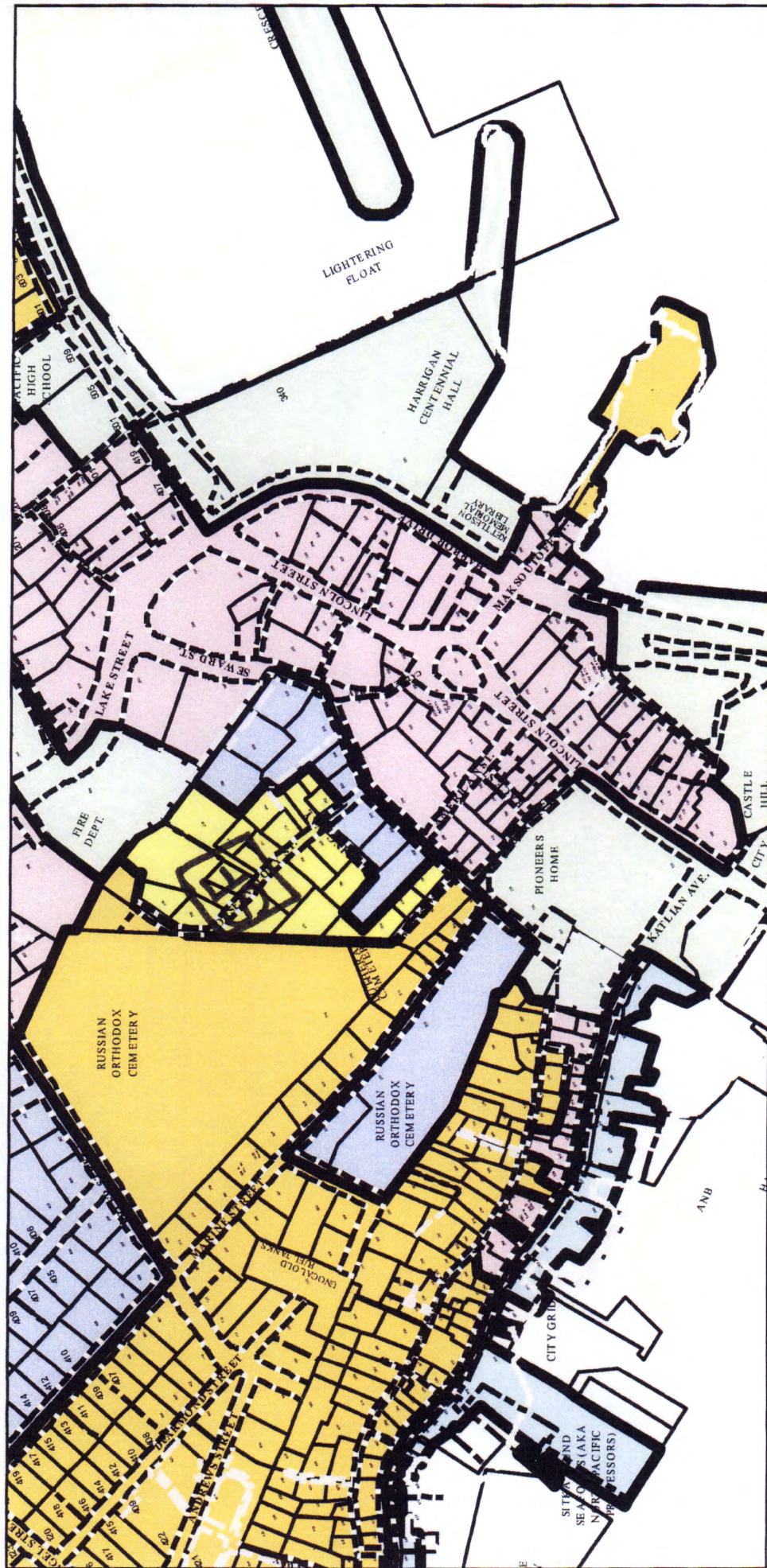
\_\_\_\_\_  
Colleen Ingman, CMC  
Municipal Clerk



Barnaby Dow and Christine Marie  
 Zoning Text Amendment  
 204 Observatory Street



Barnaby Dow and Christine Marie  
Zoning Text Amendment  
204 Observatory Street



**Barnaby Dow and Christine Marie**  
 Zoning Text Amendment  
 204 Observatory Street

**CITY AND BOROUGH OF SITKA  
Planning Commission  
Minutes of Meeting  
August 6, 2013**

**Present:** Richard Parmelee (Chair), Darrell Windsor (Member), Chris Spivey (Member), Debra Pohlman (Member), Wells Williams (Planning Director), Maegan Bosak (Planner I)

**Members of the Public:** Tom Heese (Sitka Setinel), Michael Tisher, Barnaby Dow, Evans and Kim Sparks, Pete Martin, Dan Tadic (CBS Senior Engineer)

Chair Parmelee called the meeting to order at 7:00 p.m.

**Roll Call:**

**PRESENT:** 4 – Parmelee, Windsor, Spivey, Pohlman

**Consideration of the Minutes from the July 16, 2013 meeting:**

**MOTION: M/S SPIVEY/WINDSOR** moved to approve the meeting minutes for July 16, 2013

**ACTION:** Motion **PASSED unanimously 4-0** on a voice vote.

**The evening business:**

**ZONING MAP AMENDMENT  
A PORTION OF LOT 5C, DEPARTMENT OF PUBLIC SAFETY SUBDIVISION U.S. SURVEY  
407, TRACT B  
BARANOF ISLAND HOUSING AUTHORITY**

*Public hearing and consideration of a proposed zoning map amendment to rezone a portion of Lot 5C, Department of Public Safety Subdivision U.S. Survey 407, Tract B from R-2 MHP multifamily and mobile home district to I industrial district. This request is filed by Baranof Island Housing Authority. The property is located at the end of Yaw Drive.*

Planning Director Williams reviews process and request. He describes information turned in by BIHA and explains how BIHA acquired land. Process is two step; first the map amendment and then the conditional use permit to expand the quarry site. This is the third public meeting for the zoning map amendment and conditional use permit. Williams suggests the Commission takes public comment for the last time this evening. Commission should make a recommendation on the map amendment and then wait until the next meeting for a recommendation on the conditional use permit and findings.

**APPLICANT:** Executive Director Bart Meyer, calls in, says he has no additional changes or suggestions just here for the continuation of the public process.

**PUBLIC COMMENT:** No public comment.

**COMMISSIONER DELIBERATION:** Commissioners feel that all questions/concerns have been answered in prior meetings.

**MOTION: M/S SPIVEY/WINDSOR** recommends approval of the requested zoning map amendment filed by BIHA to rezone a portion of Lot 5C, Department of Public Safety U.S. Survey 407, Tract B from R-2 MHP multifamily and mobile home district to I industrial district increasing in size from 18.8 acres to 36 acres.

**ACTION:** Motion **PASSED unanimously 4-0** on a voice vote.

Staff recommended the following findings in support of the approved request:

**MOTION: M/S SPIVEY/WINDSOR** moved to approve the following findings in support of the recommended approval:

1. That the granting of such zoning map amendment will not adversely affect the comprehensive plan. Consistent with Comprehensive Plan 2.3.1 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 without infringing on the rights of private landowners.
2. The zoning map change is consistent with the public purpose to facilitate expansion of rock sources.
3. No adverse effects on surrounding neighbors.

**ACTION:** Motion **PASSED unanimously 4-0** on a voice vote.

**CONDITIONAL USE PERMIT  
A PORTION OF LOT 5C, DEPARTMENT OF PUBLIC SAFETY SUBDIVISION U.S. SURVEY  
407, TRACT B  
BARANOF ISLAND HOUSING AUTHORITY**

*Public hearing and consideration of a conditional use permit request for natural resource extraction (rock quarry) & mining support facilities. The conditional use permit would allow for the expansion of the existing quarry at the end of Yaw Drive including use of a rock crusher during permitted hours. The location area is 36 acres of land also known as a portion of Lot 5C, Department of Public Safety Subdivision U.S. Survey 407, Tract B from R-2 MHP multifamily and mobile home district to I industrial district. This request is filed by Baranof Island Housing Authority.*

Planning Director again reviews permit and shows exhibit A1-A3 to highlight proposed benching of site. Williams reminds Commissioners of the amended request to add use of a rock crusher on site. This meeting will conclude the public comment period. Next meeting will be for a motion, conditions and findings.

**APPLICANT:** Executive Director Bart Meyer says he is available for any questions.

**COMMISSIONER DELIBERATION:** No deliberation.

**PUBLIC COMMENT:** No public comment.

Public comment period is closed.

**MINOR SUBDIVISION  
LOT 13, U.S. SURVEY 3695  
MICHAEL TISHER**

*Public hearing and consideration of a concept plat for a minor subdivision at 205 Price Street. The request is filed by Michael Tisher. The property is also known as Lot 13, U.S. Survey 3695.*

Planner Bosak reviewed the minor subdivision request and explained the layout of the lots. Staff has concerns over property lines not matching proposed property lines as well as metal tank storage incorporated into retaining wall.

**COMMISSIONER DELIBERATION:** Commissioners also questioned retaining walls and asked applicant to step forward.

**APPLICANT:** Applicant Michael "Mick" Tisher came forward to address Commissioners concern for retaining walls and property lines. Proposed property line was placed behind retaining walls so new owner could remove metal tank as well as provide enough room for benching if desired.

**PUBLIC COMMENT:** No public comment.

Applicant will come back before the Commission for review of the final plat.

**VARIANCE REQUEST  
LOT 4, CASCADE SUBDIVISION, A SUBDIVISION OF LOT 6, U.S. SURVEY 2417  
EVANS AND KIMBERLY SPARKS**

*Public hearing and consideration of a variance request filed by Evans and Kimberly Sparks at 100 Donna Drive. The variance request is for a reduction in the front setback from 20 feet to 8 feet to allow for an addition of an attached garage. The property is also known as Lot 4, Cascade Subdivision, a subdivision of Lot 6, U.S. Survey 2417.*

Planner I reviewed variance request explaining that the lot is disadvantaged due to two front setbacks, difficult grades and a small stream.

**APPLICANT:** Evans Sparks Sr. came forward to describe the hardships of the lot specifically the stream and sloping grade. Looking for more room for nets and fishing materials.

**COMMISSIONER DELIBERATION:** Questions regarding the proposed garage measurements. Multiple drawings showing different marks. Asks applicant. Applicant says they would prefer a 6 foot setback. Planning Director Williams informs the board that if the applicant is asking for something different than what was on the application, they would need to resubmit and start the public process over. Applicant responds that he would like to leave the request as is and will alter the drawings to fit.

**PUBLIC COMMENT:** No public comment.

**MOTION: M/S SPIVEY/WINDSOR** moved to approve the variance request filed by Evans and Kimberly Sparks at 100 Donna Drive. The variance request is for a reduction



in the front setback from 20 feet to 8 feet to allow for an addition of an attached garage. The property is also known as Lot 4, Cascade Subdivision, a subdivision of Lot 6, U.S. Survey 2417.

**ACTION:** Motion **PASSED unanimously 4-0** on a voice vote.

Staff recommended the following findings in support of the approved request:

**MOTION: M/S WINDSOR/SPIVEY** moved to approve the following findings in support of the recommended approval:

1. That there are special circumstances to the intended use that do not apply generally to the other properties. Specifically that this property has two front setbacks and steep topography.
2. The variance is necessary for the preservation and enjoyment of a substantial property right or use possessed by other properties but are denied to this parcel; Necessary to fully utilize the lot for a new addition.
3. That the granting of such a variance will not be materially detrimental to the public welfare or injurious to the property, nearby parcels or public infrastructure;
4. That the granting of such a variance will not adversely affect the comprehensive plan. Consistent with Comprehensive Plan 2.4.1 To encourage diverse housing types and densities, assure decent housing in all income groups.

**ACTION:** Motion **PASSED unanimously 4-0** on a voice vote.

#### **ZONING TEXT AMENDMENT**

#### **SGC 22.20.038 ADDING SINGLE FAMILY ZONE AS CONDITIONAL USE TO THE RESIDENTIAL DEMOLITION GUARANTEE BARNABY DOW AND CHRISTINE MARIE**

*Public hearing and consideration of a proposed zoning text amendment on residential demolition guarantee SGC 22.20.038 to allow the SF single family zone as a conditional use. Proposed by Barnaby Dow and Christine Marie.*

Bosak reviews the residential demolition guarantee and encourages Commissioners to ask questions as this hasn't come before the Board before.

**APPLICANT:** Applicant Barnaby Dow stepped forward to share his plans with the commission. Currently, his home is small and old and he would like to replace it. The residential demolition guarantee would allow owners to stay in old house while building new. Only change on property would be that a small shed might have to be torn down. He has spoken with many neighbors and everyone was fine with the idea.

**COMMISSIONER DELIBERATION:** Pohlman asks if building materials will be left out on the property. Dow says he plans to keep them neatly stacked and organized as they will still be living there.

**PUBLIC COMMENT:** No public comment.

**MOTION: M/S POHLMAN/SPIVEY** moved to recommend approval of the proposed zoning text amendment on residential demolition guarantee SGC 22.20.038 to allow the

SF single family zone as a conditional use. Proposed by Barnaby Dow and Christine Marie.

**ACTION:** Motion PASSED unanimously 4-0 on a voice vote.

Staff recommended the following findings in support of the approved request:

**MOTION:** M/S WINDSOR/SPIVEY moved to approve the following findings in support of the recommended approval:

4. That the granting of such zoning text amendment will not adversely affect the comprehensive plan. Consistent with Comprehensive Plan 2.4.2 To encourage quality residential areas which function as integral neighborhood units with adequate public facilities, and to: A. Encourage formation of neighborhood associations to develop concise plans. B. Encourage new developments that provide quality design and amenities, preserve or create habitat, and maintain open space. C. Encourage planned unit developments. D. Provide an adequate amount of housing that meets the need of Sitka's elderly and handicapped.
5. The zoning text change is integral in facilitating affordable housing in the single family zone.
6. No adverse comments from surrounding neighbors were received.

**ACTION:** Motion PASSED unanimously 4-0 on a voice vote.

**PLANNING DIRECTOR'S REPORT:** Planning staff attended meeting with FEMA, reviewing floodplain maps which will be updated in the next 3 years. From this meeting, we anticipate getting quality GIS data including contours layer. On the next agenda will be Delta Western conditional use permit. Staff plans to take a thorough approach and make sure the request is fully vetted through the public process.

**ADJOURNMENT:**

**MOTION:** M/S SPIVEY/WINDSOR moved to adjourn at 7:45 pm.

**ACTION:** Motion PASSED unanimously 4-0 on a voice vote.

---

Richard Parmelee, Chair

---

Maegan Bosak, Secretary

MERLE ENLOE-STEWART  
ENLOE-STEWART, MERLE  
P.O. BOX 1568  
SITKA AK 99835

SITKA HERITAGE PROPERTIES, LLC  
SITKA HERITAGE PROPERTIES, LLC  
1 MAKSOUTOFF ST  
SITKA AK 99835

NEWSPAPER PROPERTIES, LLC  
DAILY SITKA SENTINEL  
NEWSPAPER PROPERTIES, LLC  
1 MAKSOUTOFF ST  
SITKA AK 99835

LINDA/NANCY TRIERSCHIELD/MC GRAW  
TRIERSCHIELD BUILDING  
TRIERSCHIELD, L./MC GRAW, NANCY  
P.O. BOX 718  
SITKA AK 99835

U.S. RESERVE  
U.S. RESERVE  
210 SEWARD ST  
SITKA AK 99835

KARL/ROBIN STEDMAN  
STEDMAN INSURANCE AGENCY  
STEDMAN, KARL, E./ROBIN  
1302 EDGE CUMBE DR  
SITKA AK 99835

SITKA HERITAGE PROPERTIES, LLC  
APARTMENT, THE  
SITKA HERITAGE PROPERTIES, LLC  
1 MAKSOUTOFF ST  
SITKA AK 99835

KCCR PROPERTIES, LLC  
KCCR PROPERTIES, LLC  
P.O. BOX 614  
SITKA AK 99835

TELEPHONE UTILITIES OF NORTHLAND  
ATTN: TAX DEPT.  
TELEPHONE UTILITIES OF NORTHLAND  
600 TELEPHONE AVE, MS#8  
ANCHORAGE AK 99503

DOCK STREET BLDG. CORP.  
DOCK STREET BLDG. CORP.  
P.O. BOX 7920  
KETCHIKAN AK 99901

HEATH/G./CANDI  
BARGER/CHAMBERS/BARGER  
BARGER, HEATH, CHAMBERS, G. &  
BARGER, C.  
P.O. BOX 365  
SITKA AK 99835

SHEE ATIKA HOLDINGS LINCOLN ST, LLC  
SHEE ATIKA HOLDINGS LINC. ST, LLC  
315 LINCOLN ST, #300  
SITKA AK 99835

SNOWDEN GROUP, LLC  
SNOWDEN GROUP, LLC  
P.O. BOX 178  
SITKA AK 99835

JAMES & JOYCE MARTIN JOINT LIVING  
TRUST  
MARTIN, JAMES, E./JOYCE, M.  
830 FRANKTON RD  
HOOD RIVER OR 97031

LUTHERAN CHURCH  
LUTHERAN CHURCH  
P.O. BOX 598  
SITKA AK 99835

MONICA MILLS  
MILLS, MONICA, B.  
P.O. BOX 317  
SITKA AK 99835

LUCINDA WILLIAMS  
WILLIAMS, LUCINDA, M.  
P.O. BOX 2885  
SITKA AK 99835

LAWRENCE WIDMARK  
WIDMARK, LAWRENCE  
202 PRINCESS WAY  
SITKA AK 99835

ORTHODOX CHURCH OF AMERICA  
ORTHODOX CHURCH OF AMERICA  
P.O. BOX 210569  
ANCHORAGE AK 99521

SITKANS AGAINST FAMILY VIOLENCE  
SITKANS AGAINST FAMILY VIOLENCE  
P.O. BOX 6136  
SITKA AK 99835

DENNIS ROGERS  
ROGERS, DENNIS, J.  
P.O. BOX 1801  
SITKA AK 99835

FRANK/GLORIA SCIGLIANO  
SCIGLIANO, FRANK/GLORIA  
109 SAND DOLLAR DR.  
SITKA AK 99835

CRAIG/BRENDA SHOEMAKER  
SHOEMAKER, CRAIG, A./BRENDA, S.  
P.O. BOX 2174  
SITKA AK 99835

WILLIAM/IRENE FERGUSON  
FERGUSON, WILLIAM, G./IRENE, G.  
207 OBSERVATORY ST  
SITKA AK 99835

DORIK/CAROLYN MECHAU/SERVID  
MECHAU, DORIK/SERVID, CAROLYN  
P.O. BOX 2420  
SITKA AK 99835

WILLIAM/LIBBY STORTZ  
STORTZ, WILLIAM, A./LIBBY  
215 OBSERVATORY ST  
SITKA AK 99835

LON/LITIA GARRISON  
GARRISON, JR., LON & LITIA  
219 OBSERVATORY ST.  
SITKA AK 99835

RALPH/CHOHLA MOLL  
MOLL, RALPH & CHOHLA  
223 OBSERVATORY ST  
SITKA AK 99835

WAYNE/LINDA OLSON  
OLSON, WAYNE, R./LINDA, K.  
230 OBSERVATORY ST.  
SITKA AK 99835

MELVIN/BEVERLY HOLMGREN  
HOLMGREN, MELVIN, H./BEVERLY, R.  
236 OBSERVATORY ST.  
SITKA AK 99835

JOHN/MARIE MURRAY  
MURRAY, JOHN, L./MARIE, E.  
224 OBSERVATORY ST  
SITKA AK 99835

JEREMY PETERSON  
PETERSON, JEREMY, E.  
P.O. BOX 6286  
SITKA AK 99835

KAREN LUCAS  
LUCAS, KAREN, J.  
218 OBSERVATORY ST.  
SITKA AK 99835

SCOJO, LLC  
WESTMARK SITKA  
SCOJO, LLC  
330 SEWARD ST.  
SITKA AK 99835

OBSERVATORY, LLC  
OBSERVATORY, LLC  
P.O. BOX 1785  
SITKA AK 99835

RACHEL MYRON  
MYRON, RACHEL, E.  
P.O. BOX 53  
TENAKEE SPRINGS AK 99841

DARRYL/BERNADET REHKOPF/RASMUSSEN  
REHKOPF, DARRYL/RASMUSSEN,  
BERNADETTE  
210 OBSERVATORY ST  
SITKA AK 99835

BARNABY/C.A. DOW/MARIE  
DOW, BARNABY & MARIE, CHRISTINE A  
6537 17TH AVE NE  
SEATTLE WA 98115

BRYAN/DANA HOWEY/JORGENSEN-HOWEY  
HOWEY, BRYAN & JORGENSEN-HOWEY,  
DANA  
P.O. BOX 506  
SITKA AK 99835

STEVEN/KARI FISH/JOHNSON  
FISH, STEVEN, T./JOHNSON, KARI, L.  
P.O. BOX 6448  
SITKA AK 99835

ELIZABETH/GEORG KILKEARY/HARDISON,III  
KILKEARY, ELIZABETH & HARDISON,  
GEORGE  
305 SEWARD STREET  
SITKA AK 99835

S & C/ M & G SHAFFER TRUST/TISHER  
SHAFFER, ST./CA./ TISHER, MI/GL  
315 SEWARD ST  
SITKA AK 99835

DOROTHY/SHERRIE BREEDLOVE  
BREEDLOVE, DOROTHY, L./SHERRIE, L.  
319-B SEWARD ST.  
SITKA AK 99835

WHITE ELEPHANT SHOP, INC.  
WHITE ELEPHANT(BLDG ONLY)  
WHITE ELEPHANT SHOP, INC.  
323 SEWARD ST  
SITKA AK 99835

R. SCOTT/LAURA HARRIS/KRONSPERGER  
HARRIS, R. SCOTT/KRONSPERGER, LAURA,  
L.  
325 SEWARD ST  
SITKA AK 99835

Assembly Notice - August 16, 2013  
Mailing

Barnaby Dow and Christine Marie  
Zoning Text Amendment  
204 Observatory Street

MERLE ENLOE-STEWART  
ENLOE-STEWART, MERLE  
P.O. BOX 1568  
SITKA AK 99835

SITKA HERITAGE PROPERTIES, LLC  
SITKA HERITAGE PROPERTIES,LLC  
1 MAKSOUTOFF ST  
SITKA AK 99835

NEWSPAPER PROPERTIES, LLC  
DAILY SITKA SENTINEL  
NEWSPAPER PROPERTIES, LLC  
1 MAKSOUTOFF ST  
SITKA AK 99835

LINDA/NANCY TRIERSCHIELD/MC GRAW  
TRIERSCHIELD BUILDING  
TRIERSCHIELD, L./MC GRAW, NANCY  
P.O. BOX 718  
SITKA AK 99835

U.S. RESERVE  
U.S. RESERVE  
210 SEWARD ST  
SITKA AK 99835

KARL/ROBIN STEDMAN  
STEDMAN INSURANCE AGENCY  
STEDMAN, KARL, E./ROBIN  
1302 EDGE CUMBE DR  
SITKA AK 99835

SITKA HERITAGE PROPERTIES, LLC  
APARTMENT, THE  
SITKA HERITAGE PROPERTIES, LLC  
1 MAKSOUTOFF ST  
SITKA AK 99835

KCCR PROPERTIES, LLC  
KCCR PROPERTIES, LLC  
P.O. BOX 614  
SITKA AK 99835

TELEPHONE UTILITIES OF NORTHLAND  
ATTN: TAX DEPT.  
TELEPHONE UTILITIES OF NORTHLAND  
600 TELEPHONE AVE, MS#8  
ANCHORAGE AK 99503

DOCK STREET BLDG. CORP.  
DOCK STREET BLDG. CORP.  
P.O. BOX 7920  
KETCHIKAN AK 99901

HEATH/G./CANDI  
BARGER/CHAMBERS/BARGER  
BARGER, HEATH, CHAMBERS, G. &  
BARGER, C.  
P.O. BOX 365  
SITKA AK 99835

SHEE ATIKA HOLDINGS LINCOLN ST, LLC  
SHEE ATIKA HOLDINGS LINC. ST, LLC  
315 LINCOLN ST, #300  
SITKA AK 99835

SNOWDEN GROUP, LLC  
SNOWDEN GROUP, LLC  
P.O. BOX 178  
SITKA AK 99835

JAMES & JOYCE MARTIN JOINT LIVING  
TRUST  
MARTIN, JAMES, E./JOYCE, M.  
830 FRANKTON RD  
HOOD RIVER OR 97031

LUTHERAN CHURCH  
LUTHERAN CHURCH  
P.O. BOX 598  
SITKA AK 99835

MONICA MILLS  
MILLS, MONICA, B.  
P.O. BOX 317  
SITKA AK 99835

LUCINDA WILLIAMS  
WILLIAMS, LUCINDA, M.  
P.O. BOX 2885  
SITKA AK 99835

LAWRENCE WIDMARK  
WIDMARK, LAWRENCE  
202 PRINCESS WAY  
SITKA AK 99835

ORTHODOX CHURCH OF AMERICA  
ORTHODOX CHURCH OF AMERICA  
P.O. BOX 210569  
ANCHORAGE AK 99521

SITKANS AGAINST FAMILY VIOLENCE  
SITKANS AGAINST FAMILY VIOLENCE  
P.O. BOX 6136  
SITKA AK 99835

DENNIS ROGERS  
ROGERS, DENNIS, J.  
P.O. BOX 1801  
SITKA AK 99835

FRANK/GLORIA SCIGLIANO  
SCIGILANO, FRANK/GLORIA  
109 SAND DOLLAR DR.  
SITKA AK 99835

CRAIG/BRENDA SHOEMAKER  
SHOEMAKER, CRAIG, A./BRENDA, S.  
P.O. BOX 2174  
SITKA AK 99835

WILLIAM/IRENE FERGUSON  
FERGUSON, WILLIAM, G./IRENE, G.  
207 OBSERVATORY ST  
SITKA AK 99835

DORIK/CAROLYN MECHAU/SERVID  
MECHAU, DORIK/SERVID,CAROLYN  
P.O. BOX 2420  
SITKA AK 99835

WILLIAM/LIBBY STORTZ  
STORTZ, WILLIAM, A./LIBBY  
215 OBSERVATORY ST  
SITKA AK 99835

LON/LITIA GARRISON  
GARRISON, JR., LON & LITIA  
219 OBSERVATORY ST.  
SITKA AK 99835

RALPH/CHOHLA MOLL  
MOLL, RALPH & CHOHLA  
223 OBSERVATORY ST  
SITKA AK 99835

WAYNE/LINDA OLSON  
OLSON, WAYNE, R./LINDA, K.  
230 OBSERVATORY ST.  
SITKA AK 99835

MELVIN/BEVERLY HOLMGREN  
HOLMGREN, MELVIN, H./BEVERLY, R.  
236 OBSERVATORY ST.  
SITKA AK 99835

JOHN/MARIE MURRAY  
MURRAY, JOHN, L./MARIE, E.  
224 OBSERVATORY ST  
SITKA AK 99835

JEREMY PETERSON  
PETERSON, JEREMY, E.  
P.O. BOX 6286  
SITKA AK 99835

KAREN LUCAS  
LUCAS, KAREN, J.  
218 OBSERVATORY ST.  
SITKA AK 99835

SCOJO, LLC  
WESTMARK SITKA  
SCOJO, LLC  
330 SEWARD ST.  
SITKA AK 99835

OBSERVATORY, LLC  
OBSERVATORY, LLC  
P.O. BOX 1785  
SITKA AK 99835

RACHEL MYRON  
MYRON, RACHEL, E.  
P.O. BOX 53  
TENAKEE SPRINGS AK 99841

DARRYL/BERNADET REHKOPF/RASMUSSEN  
REHKOPF, DARRYL/RASMUSSEN,  
BERNADETTE  
210 OBSERVATORY ST  
SITKA AK 99835

BARNABY/C.A. DOW/MARIE  
DOW, BARNABY & MARIE, CHRISTINE A  
6537 17TH AVE NE  
SEATTLE WA 98115

BRYAN/DANA HOWEY/JORGENSEN-HOWEY  
HOWEY, BRYAN & JORGENSEN-HOWEY,  
DANA  
P.O. BOX 506  
SITKA AK 99835

STEVEN/KARI FISH/JOHNSON  
FISH, STEVEN, T./JOHNSON, KARI, L.  
P.O. BOX 6448  
SITKA AK 99835

ELIZABETH/GEORG KILKEARY/HARDISON,III  
KILKEARY, ELIZABETH & HARDISON,  
GEORGE  
305 SEWARD STREET  
SITKA AK 99835

S & C/ M & G SHAFFER TRUST/TISHER  
SHAFFER, ST./CA./ TISHER, MI/GL  
315 SEWARD ST  
SITKA AK 99835

DOROTHY/SHERRIE BREEDLOVE  
BREEDLOVE, DOROTHY, L./SHERRIE, L.  
319-B SEWARD ST.  
SITKA AK 99835

WHITE ELEPHANT SHOP, INC.  
WHITE ELEPHANT(BLDG ONLY)  
WHITE ELEPHANT SHOP, INC.  
323 SEWARD ST  
SITKA AK 99835

R. SCOTT/LAURA HARRIS/KRONSPERGER  
HARRIS, R. SCOTT/KRONSPERGER, LAURA,  
L.  
325 SEWARD ST  
SITKA AK 99835

**July 26, 2013**  
**Mailing**

**Barnaby Dow and Christine Marie**  
Zoning Text Amendment  
*204 Observatory Street*

**CITY AND BOROUGH OF SITKA**  
PLANNING DEPARTMENT  
ZONE CHANGE APPLICATION

ZONE MAP AMENDMENT FEE	\$100.00
ZONE TEXT AMENDMENT FEE	\$100.00
<i>Plus current city sales tax</i>	

Applicant's Name: Christine Marie | Barnaby Dow  
Phone Number: 206.963.5836 | 206.963.5839  
Mailing Address: 204 Observatory St. Sitka  
Applicant's Signature: *Christine Marie* Date Submitted 7/23/13

**Provide information or data, as necessary, to fully outline the reasons and justifications for the request. Attach additional sheets as necessary.**

- For official map amendments, the application shall contain:
1. A legal description of **each** subject property along with the owner's name, address, and contact person for **each** subject property;
  2. An analysis showing the public benefit of the proposed amendment;
  3. An analysis showing the proposal's consistency with the Comprehensive Plan;
  4. A map of the area to be rezoned.

**LIST SPECIFIC REQUEST:** To allow for SFR1 to be included  
under 22.20.038 under conditional use  
only.

**EXPLANATION OF REQUEST:**  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*After the application and supporting materials has been determined to be complete by the Planning Office, the request will be placed on the next available Planning Commission agenda.*

**Barnaby Dow and Christine Marie**  
Zoning Text Amendment  
204 Observatory Street

## Maegan Bosak

---

**From:** Barnaby Dow [sitkaspruce42@gmail.com]  
**Sent:** Tuesday, July 23, 2013 9:10 AM  
**To:** Maegan Bosak  
**Cc:** Randy Hitchcock; Christine Marie  
**Subject:** Code change request - 204 Observatory Street  
**Attachments:** Zoning Ord. Change.pdf; ATT00022.txt

Hello Maegan:

I am requesting consideration of a code change relating to SF/R1zoning. We are working with our designer and building contractor - Randy Hitchcock - to build a new home on our property at 204 Observatory Street.

We are asking that we be allowed to build the new structure, while we live in our current house, with a guarantee that the current house will be taken down within a year of the new building's passing final acceptance by the City.

If this can be placed on the August 6th agenda, I would be most grateful. See attached wording suggestion.

I also authorize Randy Hitchcock of Oceanside Custom Carpentry to act on our behalf for matters relating to the planning and construction of our home at 204 Observatory Street, Sitka, AK.

Please let me know if you need more information.

All the Best,

Barnaby B. Dow  
Christine A. Marie  
206-963-5839