

POSSIBLE MOTION

I MOVE TO grant preliminary approval of a proposed tidelands sale request filed by Forrest Dodson and Mary Holzman for property adjacent to 263 Katlian Street.

Note: Following preliminary approval, the applicant will then go back to the Planning Commission and go through the minor subdivision process before coming back to the Assembly for approval of a sales authorization ordinance.



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

MEMORANDUM

To: Mark Gorman, Municipal Administrator
Mayor McConnell and Members of the Assembly

From: Maegan Bosak, Planning and Community Development Director *MB*

Subject: Sale of Tidelands to Forrest Dodson and Mary Holzman

Date: June 17, 2015

Recently Forrest Dodson and Mary Holzman approached the Planning Department with a request to purchase tidelands adjacent their home at 263 Katlian Street. The Planning Department is processing this request in accordance with existing procedures. Following SGC, an ordinance is required to authorize the sale of tidelands. Forrest Dodson and Mary Holzman are requesting preliminary approval from the Assembly in order to proceed with the tideland sale.

In November of 2014, city staff submitted comments against the sale due to the proximity of the City Grid. Revised comments from Harbormaster Stan Eliason state that there is no future expansion planned.

The tidelands request is approximately 2,160 square feet on the seaward side of 263 Katlian Street. The parcel is described as: Approximately 2,160 square feet of tidelands west of and adjacent to the deeded tidelands that are attached to Lot 14, Block 5, Sitka Indian Village, U.S. Survey No. 2542. Tidelands on the other side of the proposed sale are owned by the Baranof Island Housing Authority.

The buyers intend to restore and move the home at 263 Katlian Street back onto the proposed tidelands. They will then use the front portion for parking and garden space.

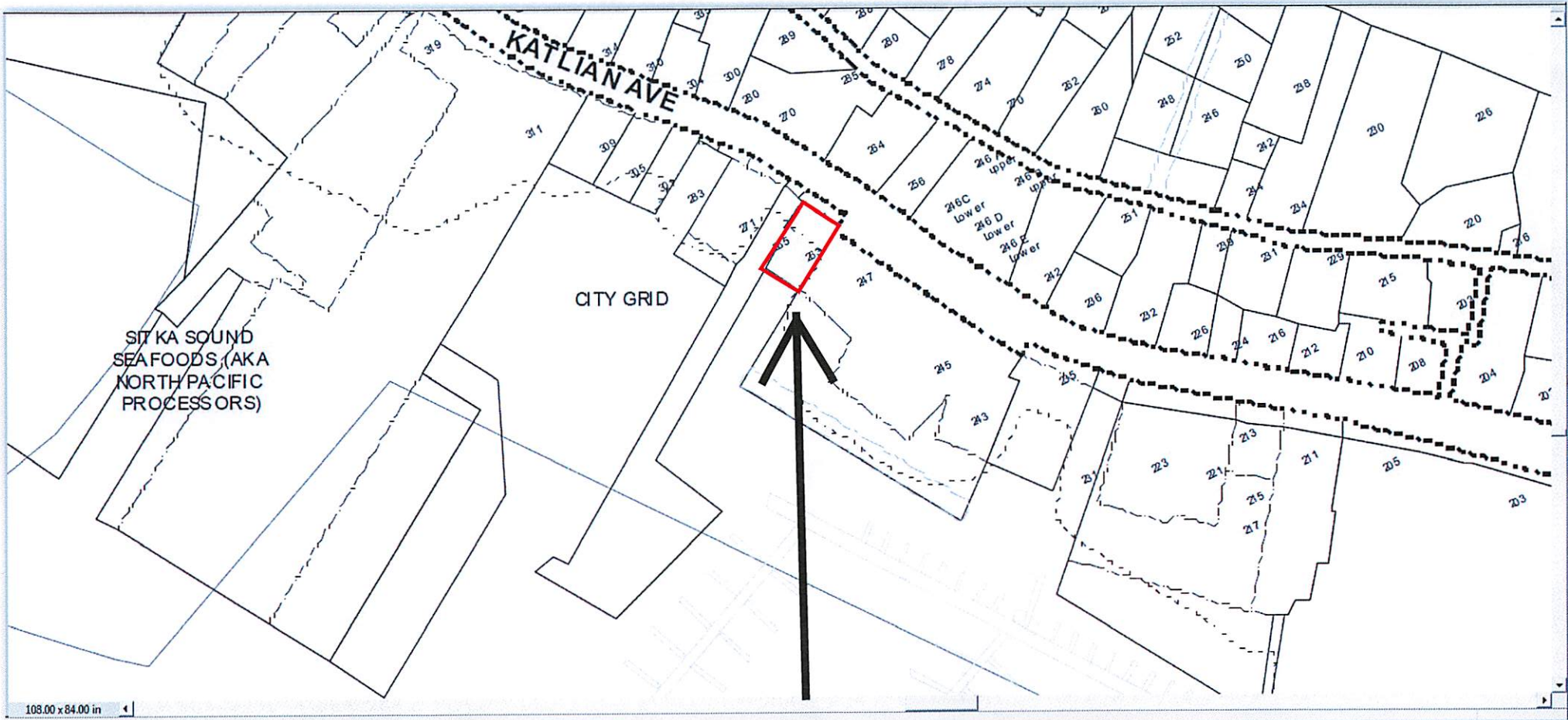
The sale price is \$22,334.00 or \$10.34 per square foot based on the rate set by the previous City Assessor, Randy Hughes.

The Planning Commission reviewed and recommended to approve the proposal at their June 2, 2015 meeting. They were in support of restoring the old home and creating more parking and pedestrian access on Katlian Street.

Following preliminary Assembly approval, the applicant will then go back to the Planning Commission and through the minor subdivision process before coming back to the Assembly, for approval of a sales authorization ordinance based on the minor subdivision plat.

RECOMMENDED ACTION: Pass a motion granting preliminary approval.

Providing for today...preparing for tomorrow

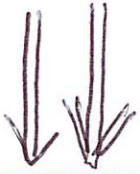


Dodson / Holzman
Tidelands Land Sale
263 Katlian Street



Dodson / Holzman
Tidelands Land Sale
263 Katlian Street

City GRID



263 Katlian Street



Dodson / Holzman
Tidelands Land Sale
263 Katlian Street



Dodson / Holzman
Tidelands Land Sale
263 Katlian Street

KATLIAN ST.

#263

SIDEWALK

PARKING

HOUSE

PROPOSED



House
moved onto
purchased
tidelands

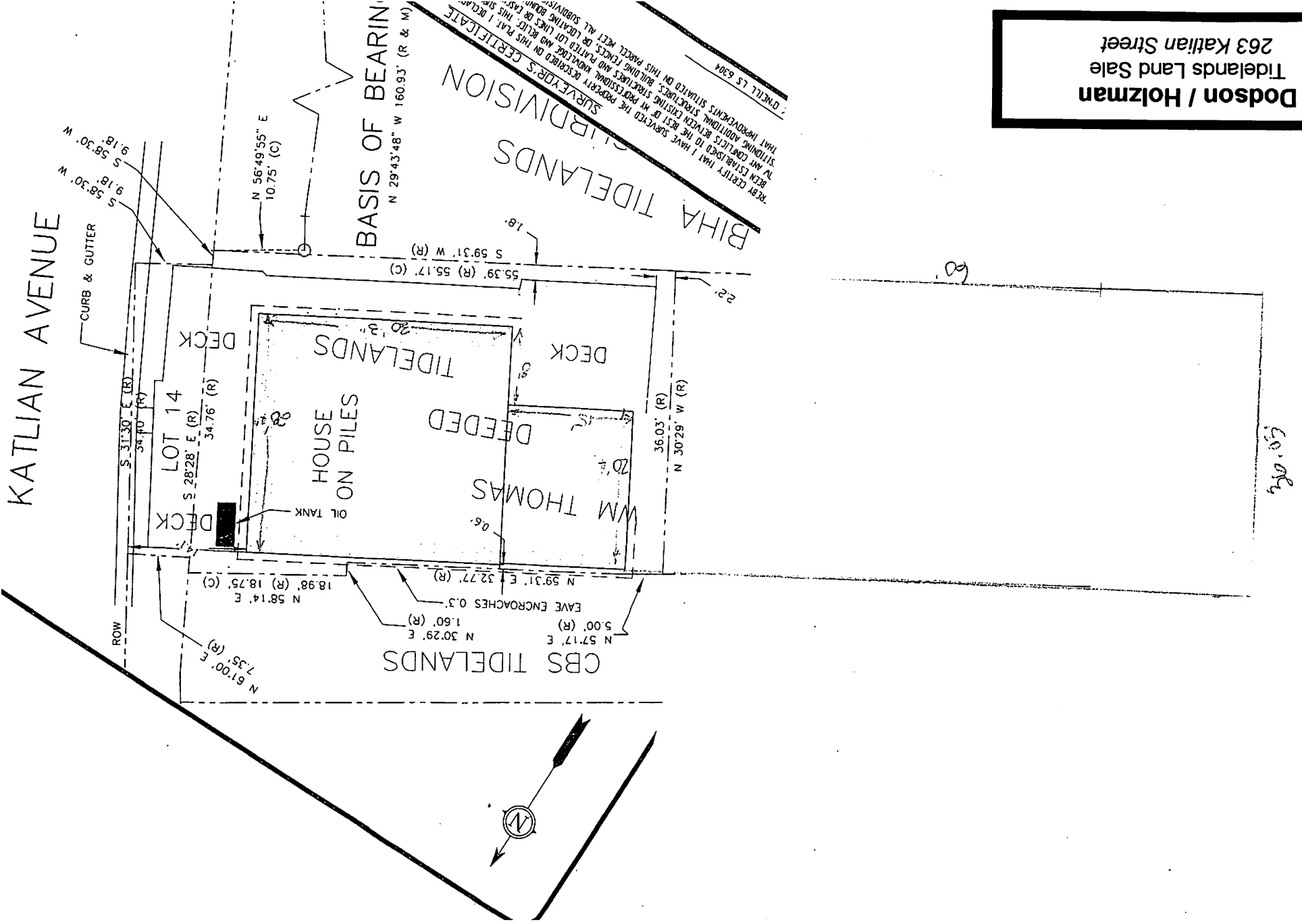
Proposed
tidelands
purchase
area

60'

36.025'

Dodson / Holzman
Tidelands Land Sale
263 Katlian Street

Dodson / Holzman
Tidelands Land Sale
263 Katlian Street



May 6, 2015

To: City and Borough of Sitka

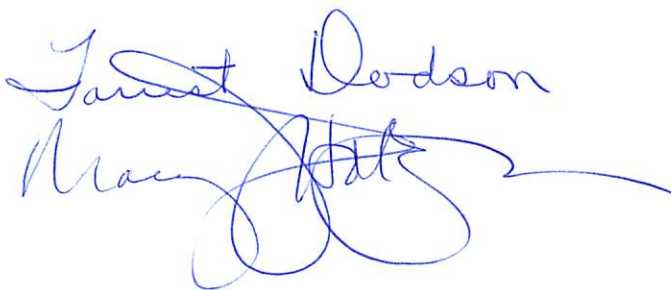
From: Forrest Dodson and Mary J. Holzman
PO Box 6575
Sitka, Ak, 99835
907-738-4549 907-738-5476

Request to purchase tideland adjoining our property at 263 Katlian.
The purpose of acquiring the tideland is to move the house away from
the street to provide parking and a sidewalk.

We plan to fill the acquired tideland. A foundation would be built and
the existing house moved on to it. The property where the house
previously sat would then be filled to create parking and side walk.

We plan to restore this historic 1904 house and make it our home.

Sincerely,



Dodson / Holzman
Tidelands Land Sale
263 Katlian Street

Scott Brylinsky

From: Janine Holzman <janineholzman@gmail.com>
Sent: Tuesday, November 04, 2014 1:41 PM
To: Planningdirector@cityofsitka.com
Subject: Purchase of tidelands

Dear Planning Director.

We would like to purchase from the city a parcel of tideland seaward of our property at 263 Katlian. The property would measure 60' x36'.

We agree to the price of \$10.34 sq ft. The price would be \$22,334 for the ²¹⁶⁰~~18,000~~ sq ft.

Thank you

Forrest Dodson aka Bud Dodson.

Mary J Holzman aka Janine Holzman

Most recent city staff comments

Carole Gibb

From: Maegan Bosak <maegan@cityofsitka.com>
Sent: Monday, June 08, 2015 10:30 AM
To: carole@cityofsitka.com
Subject: FW: Comments on tidelands lease sale adjacent 263 Katlian Street

From: Dale Goerner [mailto:dgoerner@cityofsitka.com]
Sent: Monday, June 01, 2015 3:06 PM
To: 'Maegan Bosak'
Cc: 'Michael Harmon'; 'Jay Sweeney'; 'Stan Eliason'; Wendy Lawrence; Mark Gorman
Subject: RE: Comments on tidelands lease sale adjacent 263 Katlian Street

Maegan;

I also walked through the site for this proposal today (unintentionally with the owner who saw me while I was there) and am in agreement with Stan on his first sentence.

I cannot comment – either for or against, on the 2nd sentence. Stan is the expert.

There is no Electrical Department impact on this proposal.

It would be nice to see the Katlian area improved, even if it is one house and one lot at a time as in the case, and keeping the same historical house.

Regards;
Dale

From: Stan Eliason [mailto:stan@cityofsitka.com]
Sent: Monday, June 01, 2015 12:02 PM
To: Maegan Bosak
Cc: Michael Harmon; Jay Sweeney; dgoerner@cityofsitka.com
Subject: Re: Comments on tidelands lease sale adjacent 263 Katlian Street

Maegan, I have done a walk through with the property owner. I cannot convince myself, that his proposal will interfere with ANB Harbor or the grid.

I'm a bit hesitant on even thinking about grid expansion. Eventually, all grids will be shutdown in the SOA. I don't know when, but it has occurred in the lower 48. It's slowly making its way here.

SDE

Sent from my iPhone us

On Jun 1, 2015, at 10:23 AM, Maegan Bosak <maegan@cityofsitka.com> wrote:

Hello,

In November of 2014, Bud Dodson requested a sale of tidelands adjacent his home at 263 Katlian Street. Scott sent the request around, asking for staff comments. From those comments, the proposed sale was denied.

Mr. Dodson approached Gorman last month asking about an appeal process of the decision to sell, which goes through the Planning Commission prior to the Assembly for concept.

Included in the Planning Commission packets, were staff comments of which Mr. Dodson may try to contact you to discuss. I am happy to sit in on those conversations and assist.

Just wanted to give you a heads up. Please see the attached staff comments.

Thanks,

Maegan Borak

Planning and Community Development Director

City and Borough of Sitka

907.747.1824

<staff comments 2.pdf>

<staff comments.pdf>

Previous city staff comments

Maegan Bosak

From: Michael Harmon <michael@cityofsitka.com>
Sent: Monday, November 17, 2014 5:45 PM
To: Scott Brylinsky
Cc: Jay Sweeney; Stan Eliason; Mark Gorman; Marlene Campbell; erin@cityofsitka.com; maegan@cityofsitka.com
Subject: RE: tidelands parcel adjacent to 263 Katlian Ave. - surplus to city's needs?

Scott,

I am not sure the Public Works really has any jurisdiction on this issue as it mainly impacts the Harbor Department and ultimately future planning/zoning and land management of CBS property. However, given my overall knowledge of doing projects, maintaining infrastructure, and understanding the value of waterfront/tideland access, I strongly agree with the majority of Marlene's comments. We are really struggling to have enough waterfront access and property that is not seriously encumbered by oddities many of which we have created onto ourselves by selling important tidelands.

MICHAEL HARMON, P.E.

Public Works Director
City and Borough of Sitka
100 Lincoln Street
Sitka, AK 99835
Office 907-747-1823
Fax 907-747-3158
michael@cityofsitka.com

Dodson / Holzman
Tidelands Land Sale
263 Katlian Street

From: Marlene Campbell
Sent: Monday, November 17, 2014 2:31 PM
To: Scott Brylinsky; erin@cityofsitka.com; maegan@cityofsitka.com
Cc: Michael Harmon; Jay Sweeney; Stan Eliason; Mark Gorman
Subject: RE: tidelands parcel adjacent to 263 Katlian Ave. - surplus to city's needs?

One of my jobs since 1987 has been Coastal Management Coordinator under the CBS Coastal Management Plan. Although the ACMP has been eliminated, CBS has continued to maintain the enforceable policies of the Sitka Coastal Management Program by ordinance. The Sitka Coastal Plan recognizes the unique value of tidelands. Almost all Alaska tidelands are owned by the State of Alaska, with the exception of a few privately owned properties and the City and Borough of Sitka's tidelands in the Sitka downtown area.

The value of these tidelands far exceeds the square foot value, and enables CBS to utilize its tidelands for, among other things, the City's small boat harbor system (largest in the state) and seafood processing. The grid is used by recreational, commercial, and subsistence vessels from small skiffs to large fishing boats, on a year-round basis, for both regular maintenance and emergency use. Persons using the grid must be able to get to, from, and around the area of the grid, including the proposed sale area and the road, to adequately access and work on their vessels under all tide conditions. Maintaining the maximum amount of tidelands and adjacent uplands under and around all portions of the grid, from the street to the channel, is basic to being able to utilize it effectively. I consider the area proposed for surplus is an integral part of this tidelands complex and is an essential part of the City's waterfront facilities; it is not surplus to the City's needs.

I have gone on record repeatedly stating that the very limited tidelands owned by the City and Borough of Sitka are a precious and limited resource that should never be sold except in rare circumstances where the tidelands are no longer serving a tidelands function and are in fact surplus to the needs of the City and the public. The tidelands adjacent to the City's seaplane facility area which were sold to a private party for a very small sum are a prime example of this critical resource, which has continued to cause problems in the area and limit the potential for the City to more productively use these tidelands and uplands in the future for City purposes. The City has so few shoreline areas in developable

locations, that their value to CBS could be much higher in the future, and perhaps the tidelands could be essential to future development. I would therefore recommend that CBS functional tidelands, in general, should never be sold, and even if leased CBS should have the ability to terminate the lease at some point. This suggestion would not apply to already filled tidelands which may only benefit the uplands property owner.

Thanks for the opportunity to comment. --Marlene

Marlene A. Campbell

Government Relations Director
City and Borough of Sitka
100 Lincoln St.
Sitka, AK 99835
voice: 907-747-1855 fax: 907-747-7403
campbell@cityofsitka.com

From: Scott Brylinsky [<mailto:planningdirector@cityofsitka.com>]
Sent: Wednesday, November 12, 2014 9:59 AM
To: deptheads@cityofsitka.com
Cc: erin@cityofsitka.com; 'Maegan Bosak'
Subject: tidelands parcel adjacent to 263 Katlian Ave. - surplus to city's needs?

Dear Department Heads,

A party has expressed interest in acquiring a parcel of city tidelands. The parcel is adjacent to 263 Katlian Avenue. It is not yet a "parcel," formally speaking, but rather an approximation of a parcel which would be created after a survey and replat. Nonetheless, for this early step in the process it seems the attached drawing showing the approximate boundaries is sufficient. The parties offering to purchase the tidelands state their intent is to fill the tidelands and relocate the dwelling, now on 263 Katlian Ave, to the filled tidelands. Note that the parcel under review is adjacent to the city grid.

Like most land sales, this proposal will also receive formal review by the Historic Preservation Commission and the Ports and Harbors Commission.

Before proceeding with a process to possibly dispose of these tidelands, a necessary step is to determine if they are surplus to the city's needs.

Therefore, I ask department heads to advise the Planning Department as to whether this parcel is surplus to their department's needs. Additionally, even if it is surplus to your department's needs, please advise if you are aware of a reason why it might be in the city's interest to retain these tidelands in the city lands inventory.

Please respond by Thursday November 20, or let me know if you need more time. If we receive no response from a department, the Planning Department will consider there to be "no objection" to disposing of the property.

Feel free to give a call if you would like more information or if there are any questions. Thank you.

Sincerely,
Scott

Scott Brylinsky
Interim Planning Director
City and Borough of Sitka
100 Lincoln Street, Sitka, AK 99835

Maegan Bosak

From: Chris Brewton <chrisb@cityofsitka.com>
Sent: Wednesday, November 19, 2014 10:01 AM
To: 'Stan Eliason'; 'Jay Sweeney'
Cc: 'Scott Brylinsky'; deptheads@cityofsitka.com; erin@cityofsitka.com; 'Maegan Bosak'; 'Dan Tadic'; 'Michael Harmon'
Subject: RE: tidelands parcel adjacent to 263 Katlian Ave. - surplus to city's needs?

Scott,

Other issue that may arise is the float home locations which are very near this location. There will be required infrastructure upgrades necessary to get sewer to the floats and not sure what the best route would be at this point.

c

From: Stan Eliason [<mailto:stan@cityofsitka.com>]
Sent: Wednesday, November 12, 2014 12:14 PM
To: Jay Sweeney
Cc: Scott Brylinsky; deptheads@cityofsitka.com; erin@cityofsitka.com; Maegan Bosak; Dan Tadic; Michael Harmon
Subject: Re: tidelands parcel adjacent to 263 Katlian Ave. - surplus to city's needs?

I agree with Jay.

Sent from my iPhone us

On Nov 12, 2014, at 12:04 PM, Jay Sweeney <jay@cityofsitka.com> wrote:

Scott,

One thing that strikes me immediately is the proximity of the subject tidelands to the City Grid. The City Grid is scheduled for renovation in 2031 as part of the Municipal Harbor Master Plan. If any element of the renovation involves redesign or expansion of the Grid, there is a possibility that some element of the adjacent tidelands could be affected. If control is lost, access to those tidelands would be much more difficult to obtain.

From my perspective, I see no reason to want to dispose of the tidelands at this time.

Regards,

Jay

John P. Sweeney III

John P. ("Jay") Sweeney III
Finance Director
City and Borough of Sitka

Memorandum

TO: Wells Williams, Planning Director

FROM: Randy Hughes, Assessing Director

SUBJECT: Forrest Dodson & Mary J. Holzman inquiry regarding proposed purchase of City of Sitka owned tidelands.

DATE: October 29, 2014

Per your request, I have reviewed the following described property:

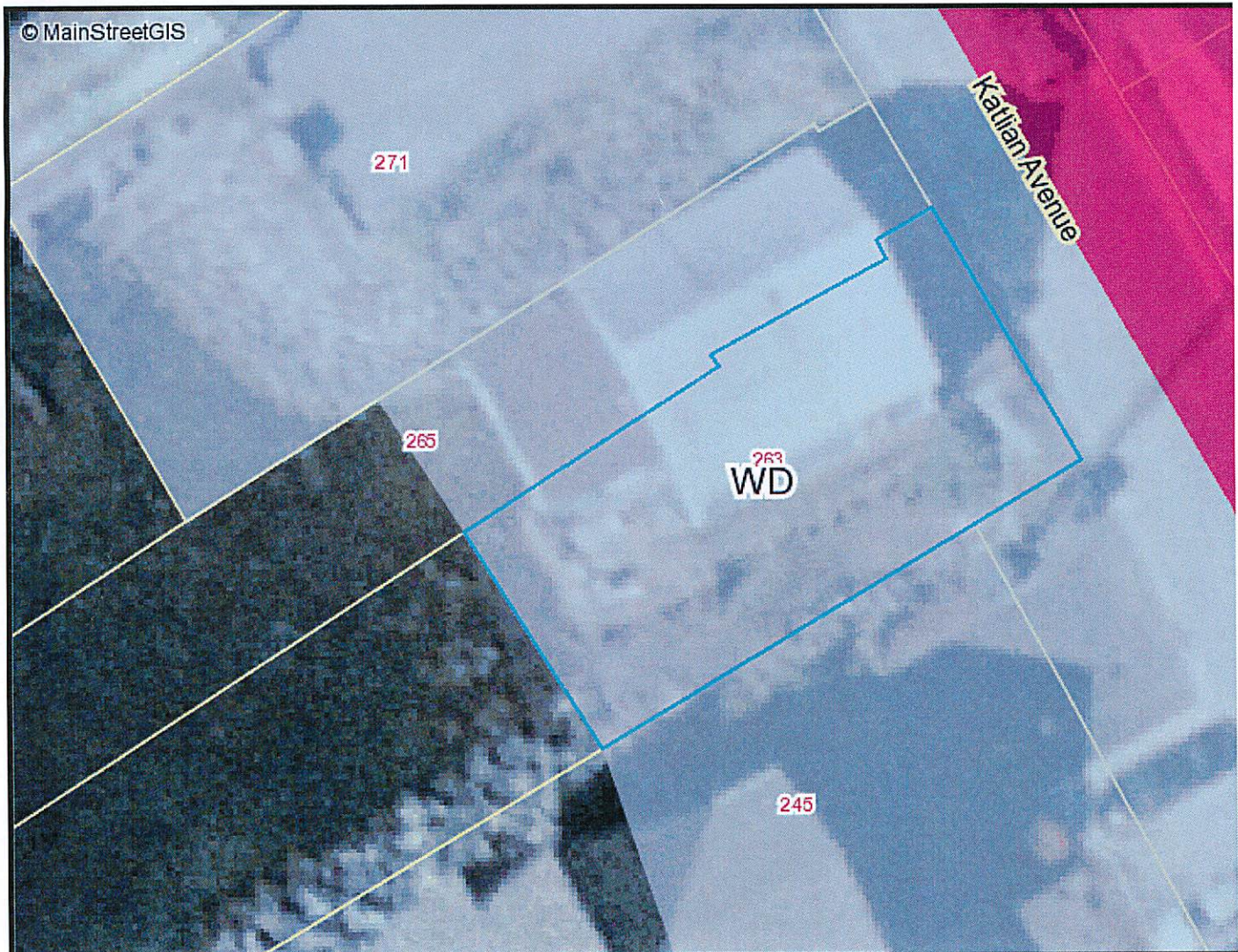
Approximately 1800 square feet of tidelands located seaward of 263 Katlian Avenue (Lot 14, Block 5, Sitka Indian Village, U.S. Survey No. 2542, including a portion of Alaska Tidelands Survey No. 15).

Tideland leases in this area are valued from \$7.70 per square foot for unfilled/submerged tidelands to \$25.85 per square foot for filled tidelands.

Due to the mild sloping nature of this property I would estimate the value at 40% of the filled tidelands value of \$25.85, or \$10.34 per square foot.

Recommended conclusions of value as follows:

Approximately 1800 square feet of unfilled tidelands with a value of \$10.34 per square foot for a total estimated market value of **\$18,612** ($1800 \times 10.34 = 18,612$).



1 in = 19.23 ft

Printed on 5/19/2015

Last update: Property information Daily, GIS parcel lines 9/1/2014

This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The City of Sitka, Alaska and MainStreetGIS assume no legal responsibility for the information contained herein.

Dodson / Holzman
Tidelands Land Sale
263 Katlian Street

**CITY AND BOROUGH OF SITKA
Planning Commission
Minutes of Meeting
June 2, 2015**

Present: Chris Spivey (Vice Chair); Debra Pohlman (Member); Darrell Windsor (Member), Randy Hughey (Member), Carole Gibb (Planner I), Maegan Bosak (Planning & Community Development Director)

Absent: Richard Parmelee (Chair)

Members of the Public: Sheila Finkenbinder, Robert Woolsey, Jeremy Twaddle, Pat O'Neill, John Stein, Forrest Dodson, Mary J. Holzman, Andrew Thoms, Bruce Pauley, Jerald Neel, city staff Will Stortz, (Building Official) Dave Miller, (Fire Chief) Dale Goerner (Electric Department Acting Director).

Acting Chair Spivey called the meeting to order at 7:02 p.m.

Roll Call:

PRESENT: 4 –Spivey, Windsor, Hughey, Pohlman (arrived at 7:03)

Consideration of the Minutes from the May 13 and May 19, 2015 meetings:

MOTION: M/S WINDSOR/HUGHEY moved to approve the meeting minutes for May 13 and May 19, 2015.

ACTION: Motion **PASSED unanimously 3-0** on a voice vote.

The evening business:

**TIDELANDS SALE
263 KATLIAN STREET
FORREST DODSON AND MARY J. HOLZMAN**

Public hearing and consideration of an appeal of a proposed tidelands sale 263 Katlian Street. The proposed sale is for 2160 square feet of tidelands adjacent to the back portion of the existing lot. The property is also known as Lot 14, Block 5, Sitka Indian Village, U.S. Survey No. 2542. The request is filed by Forrest Dodson and Mary J. Holzman. The owners of record are Forrest Dodson and Mary J. Holzman.

STAFF REPORT: Bosak outlined the project and read recently-submitted staff comments in favor of the sale from Stan Eliason, Harbormaster, and Dale Goerner, Acting Electric Department Director. She reported that Mr. Dodson's intent was to reconstruct the house on the tidelands behind the current house site, and then create parking and a yard adjacent to Katlian Street in the area currently occupied by the house. Mr. Dodson had mentioned possibly trying to purchase a portion of the tidelands which is not directly behind the house to allow him to shift the house to

the north, but Bosak stated she wouldn't recommend that lateral shift because it moved the house closer to the municipal boat grid.

APPLICANT: Forrest Dodson described the intent to restore the historic house, and pointed out that his plan was to develop the tidelands parcel similar to the adjacent property, owned by BIHA. He also stated that it would be an improvement to the parcel, and to the Katlian neighborhood, which is currently undergoing a revitalization effort.

COMMISSIONER DELIBERATION: Commissioner Windsor asked Bosak what objections the city has or had regarding the sale of tidelands. Bosak said with any tidelands sale, it is helpful to weigh whether the city is giving up valuable public access to the waterfront, or selling an asset that is expected to appreciate substantially in the future, but the most recent comments from city staff suggest this sale is justified, especially considering the similar development on the neighboring property (BIHA), and because the proposed tidelands are directly behind and adjacent to the house, so they wouldn't be considered valuable in terms of public access. Windsor mentioned that the project creates additional parking, and more parking in that neighborhood is a good thing. Spivey observed that this purchase would generate income for the city. Hughey agreed that it made sense to sell the tidelands as long as the area sold was directly behind, and in line with the house, rather than allowing a lateral shift.

PUBLIC COMMENT: John Stein, former City Administrator spoke in favor of selling the proposed tidelands.

MOTION: M/S HUGHEY/WINDSOR moved to recommend approval of the concept tidelands sale at 263 Katlian Street. The proposed sale is for 2,160 square feet of tidelands adjacent to the back portion of the existing lot. The property is also known as Lot 14, Block 5, Sitka Indian Village, U.S. Survey No. 2542. The request is filed by Forrest Dodson and Mary J. Holzman. The owners of record are Forrest Dodson and Mary J. Holzman.

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

**MINOR SUBDIVISION
LOT A, BAHOVEC ADDITION NO. 1, BARANOF WARM SPRINGS
CHRISTINE LUNDSTEDT**

Public hearing and consideration of a concept plat for a minor subdivision of Lot A, Bahovec Addition No. 1, Baranof Warm Springs. The request is filed by Christine Lundstedt. The owner of record is Christine Lundstedt.

STAFF REPORT: Bosak described the project.

APPLICANT: Pat O'Neill spoke on behalf of Christine Lundstedt, explaining that the applicant had agreed to sell a small portion of her land to a neighbor. He said it was a small, but level site, conducive to building a small cabin.

COMMISSIONER DELIBERATION: Commissioner Hughey confirmed that in a Recreational Zone, there is no minimum lot size. Bosak confirmed that there were no comments received from neighbors.

PUBLIC COMMENT: No public comment.

MOTION: M/S POHLMAN/WINDSOR moved to recommend approval of a concept plat for minor subdivision of Lot A, Bahovec Addition No. 1, Baranof Warm Springs. The request is filed by Christine Lundstedt. The owner of record is Christine Lundstedt.

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

**ACCESSORY DWELLING UNIT
1301 EDGE CUMBE DRIVE
ROBERT WOOLSEY**

Public hearing and consideration of an Accessory Dwelling Unit conditional use permit at 1301 Edgecumbe Drive. The property is also known as Lot 1 of the Old City Shops Subdivision. The request is filed by Robert Woolsey. The owner of record is Robert Woolsey.

STAFF REPORT: Bosak explained the proposed ADU is a 120 sq. ft. structure is on a chassis which would have a permanent hook up to city utilities on a large R1 lot on Edgecumbe Drive. She described questions this project raises regarding ADUs, RVs as homes, tiny homes on wheels, concerns regarding building code, and related issues.

APPLICANT: Robert Woolsey said the structure was built through a partnership with the Sitka Conservation Society, the high school career and tech program, and the U.S. Forest Service. His home is on a 18,000 sq. ft. lot, with a separate driveway built to the site for the ADU. He had an open house to answer questions from neighbors. He said although the structure is on a trailer, it is not built or conceived as an RV. It is stick-built and substantive, and is designed as housing, rather than as a RV.

COMMISSIONER DELIBERATION: Commissioners asked for comments from the Building Official and Fire Chief.

Fire Chief Dave Miller commented that he is in support of small homes, but his concern is with a structure that doesn't meet building code, and especially egress. He described a sprinkler test conducted by his department and described his own experience regarding recent deaths caused by fire in Sitka. His conclusion was that if a fire starts in a small structure like this one, especially by the door, and there isn't another way out, that creates a serious hazard to life and safety.

William Stortz stated that a 120 sq. ft. structure would not meet code as a dwelling in multiple ways, including but not limited to egress. He explained that building code sets interior space minimums for habitable rooms, and mentioned that, for example, kitchen counters require 30 inches of clear space in front of them. To meet such codes, a one-bedroom house would be a minimum of about 350 sq. ft. and an efficiency would come to approximately 250 square feet.

He said in the case of RV's, a RV is required to meet standards involving egress capacity, plumbing, wiring, life safety issues. Stortz said if the structure qualified as an RV—which it does not—Sitka General Code 6.12 allows an RV to be inhabited as a dwelling for a maximum of 180 days.

PUBLIC COMMENT: Bruce Pauley, a neighbor, considers this structure a travel trailer because it has wheels, a chassis, a tongue and a hitch, and he said he doesn't believe it should be allowable housing in a R1 zone.

Sheila Finkenbinder said she likes the idea, and the structure looks like a house, not an RV. Andrew Thoms explained that the structure is a stick frame house that is built on a trailer not for the purposes of recreational travel, but to allow it to be moved to a permanent location. The structure itself fits in with the character of a residential neighborhood, as it is built with young growth spruce, and sheathed with cedar shingle siding.

Woolsey stated that the structure is not a travel trailer, but is built with materials and based on design plans for a home that will stay in place, rather than as a mobile home or RV.

COMMISSIONER DELIBERATION: Commissioners said they were not in favor of permitting something that does not meet code for safety, and also felt reluctant to consider permitting something that isn't an actual dwelling under city building code.

Commissioner Hughey said with reference to the structure being on a chassis, this tiny home is built in a way that distinguishes it from a travel trailer or RV and he feels it does fit into the character and look of a residential area, which is a relevant zoning concern. He said to address these building code issues, the high school could develop their program so that they are constructing tiny homes that meet code.

**ZONING TEXT CHANGE 22.24.010 B
ALLOWING B&BS IN AN OWNER-OCCUPIED UNIT OF TWO-FAMILY DWELLING
CITY AND BOROUGH OF SITKA**

Public hearing and consideration of a proposed zoning text amendment to modify SGC Ch 22.24.010 B allowing for a bed and breakfast to be located only in an owner-occupied single-family dwelling or in an owner-occupied unit of a two-family dwelling. The request is filed by the City and Borough of Sitka.

STAFF REPORT: Bosak gave background on the proposed zoning text change and shared that the department had received two letters in support of the change.

COMMISSIONER DELIBERATION: Commissioners discussed the merits of the proposal.

PUBLIC COMMENT: John Stein spoke in support of liberalizing B&Bs. Sheila Finkenbinder had applied for the zoning text change which preceded this one. She stated that she appreciated the city's efforts, and feels that if B&Bs were allowed in the owner-occupied portion of a duplex, it would encourage small-scale home sharing.

MOTION: M/S HUGHEY/POHLMAN moved to recommend approval of a proposed zoning text amendment to modify SGC Ch 22.24.010 B allowing for a bed and breakfast to be located only in an owner-occupied single-family dwelling or in an owner-occupied unit of a two-family dwelling. The request is filed by the City and Borough of Sitka.

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

**MINOR SUBDIVISION
MOUNTAINVIEW SUBDIVISION 180 PRICE STREET
MOUNTAINVIEW ESTATES, LLC**

Public hearing and consideration of a concept plat for a minor subdivision at 180 Price Street. The property is also known as Tract 1, Mountainview Subdivision. The request is filed by Jeremy Twaddle. The owner of record is Mountainview Estates, LLC.

STAFF REPORT: Bosak described the project.

APPLICANT: Jeremy Twaddle confirmed that he is planning to build a shop where he can store equipment, and have some bays to rent out for others to use. Discussion commenced regarding site features and access.

COMMISSIONER DELIBERATION: Commissioners had no further questions.

PUBLIC COMMENT: No public comment.

MOTION: M/S WINDSOR/POHLMAN moved to recommend approval of a concept plat for a minor subdivision at 180 Price Street. The property is also known as Tract 1, Mountainview Subdivision. The request is filed by Jeremy Twaddle. The owner of record is Mountainview Estates, LLC.

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

DIRECTORS REPORT: Bosak gave a brief report on planning office matters including B&B zoning text change research, interest in and inquiries regarding tiny home, and enforcement issues.

PUBLIC COMMENT: No public comment.

MOTION: M/S HUGHEY/WINDSOR moved to adjourn at 8:48 pm.

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

Chris Spivey, Acting Chair

Carole Gibb, Secretary



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Notice of Public Hearings

The Assembly of the City and Borough of Sitka will hold a public hearing during a regular meeting scheduled Tuesday, June 23, 2015 on the following items:

Public hearing and consideration of an appeal of a proposed tidelands sale 263 Katlian Street. The proposed sale is for 2,160 square feet of tidelands adjacent to the back portion of the existing lot. The property is also known as Lot 14, Block 5, Sitka Indian Village, U.S. Survey No. 2542. The request is filed by Forrest Dodson and Mary J. Holzman. The owners of record are Forrest Dodson and Mary J. Holzman.

The Assembly may take action on June 23, 2015. The Assembly meeting will begin at 6:00 pm in Harrigan Centennial Hall at 330 Harbor Drive in Sitka.

Interested residents are encouraged to make comments during the meeting and written comments can be submitted to the Municipal Clerk at 100 Lincoln Street.

Proposed Tidelands Sale at 263 Katlian Street:

The applicant is requesting the purchase of 2,160 square feet of city-owned tidelands adjacent to the back portion of his lot at 263 Katlian Street. The intent is to fill the tidelands parcel, and restore and move the house onto the newly acquired area. Then once the house is relocated, the vacated area would be developed into parking and a yard adjacent to Katlian Street. The property is zoned Waterfront District.

Parcel ID: 16060000
 SULSER/HEIM KATHERINE/LINDA
 PIONEER BAR
 SULSER, KATHERINE/HEIM, LINDA
 P.O. BOX 599
 SITKA AK 99835-0599

Parcel ID: 16066000
 HOWARD ELI
 % RAY NIELSEN(206)774-562
 HOWARD, ELI
 4735 200TH ST SW, APT 104
 LYNNWOOD WA 98036

Parcel ID: 16070000
 LUCAS KAREN
 LUCAS, KAREN, J.
 224 KATLIAN AVE
 SITKA AK 99835

Parcel ID: 16075000
 KATHLIAN RICHARD
 R&D.COOK,M.KATHLEAN,E.JOH
 PETERS, CAROL
 3500 GOLIAD RD, LOT 279
 SAN ANTONIO TX 78223

Parcel ID: 16080000
 GUANZON/DOWNS/LEONARD GENEVIEVE/D.JA.
 LEONARD, ANITA/GUANZON, G
 GUANZON, GENEVIEVE, H.
 2329 EUREKA, APT D3
 ANCHORAGE AK 99503

Parcel ID: 16085000
 PLAISANCE KEVIN/MARIFE
 PLAISANCE, KEVIN & MARIFE
 P.O. BOX 152
 SITKA AK 99835-0152

Parcel ID: 16090000
 HEYBURN THERESA
 HEYBURN, THERESA
 207 MONASTERY ST
 SITKA AK 99835

Parcel ID: 16095000
 HEYBURN THERESA
 HEYBURN, THERESA
 207 MONASTERY ST
 SITKA AK 99835

Parcel ID: 16100000
 LUCAS KAREN
 LUCAS, KAREN, J.
 224 KATLIAN AVE
 SITKA AK 99835

Parcel ID: 16105000
 STOCKEL DAN/GRECHEN
 STOCKEL, DAN & GRECHEN
 P.O. BOX 1172
 SITKA AK 99835-1172

Parcel ID: 16120000
 MCNITT BRIAN
 MCNITT, BRIAN
 10 MAKSOUTOFF ST
 SITKA AK 99835

Parcel ID: 16125000
 MATTINGLY/BERGEY TOI
 MATTINGLY, TOM & BERI
 P.O. BOX 624
 SITKA AK 99835-0624

Parcel ID: 16130000
 NORTH PACIFIC SEAFOODS, INC.
 NORTH PACIFIC SEAFOODS, INC.
 4 NICKERSON ST, STE 400
 SEATTLE WA 98109

Parcel ID: 16140000
 NORTH PACIFIC SEAFOODS, INC.
 NORTH PACIFIC SEAFOODS, INC.
 4 NICKERSON ST, STE 400
 SEATTLE WA 98109

Parcel ID: 16150000
 NORTH PACIFIC SEAFOOD
 NORTH PACIFIC SEAFOOD
 4 NICKERSON ST, STE 40
 SEATTLE WA 98109

Parcel ID: 16155000
 NORTH PACIFIC SEAFOODS, INC.
 NORTH PACIFIC SEAFOODS, INC.
 4 NICKERSON ST, STE 400
 SEATTLE WA 98109

Parcel ID: 16160000
 WHITE JACOB
 WHITE, JACOB
 P.O. BOX 361
 HOONAH AK 99829-0361

Parcel ID: 16165000
 JOSEPH ANNIE
 JOSEPH, ANNIE, Y.
 P.O. BOX 684
 SITKA AK 99835-0684

Parcel ID: 16170000
 NORTH PACIFIC SEAFOODS, INC.
 NORTH PACIFIC SEAFOODS, INC.
 4 NICKERSON ST, STE 400
 SEATTLE WA 98109

Parcel ID: 16175000
 NORTH PACIFIC SEAFOODS, INC.
 NORTH PACIFIC SEAFOODS, INC.
 4 NICKERSON ST, STE 400
 SEATTLE WA 98109

Parcel ID: 16180000
 MILLER LUIS
 MILLER, LUIS (CHUCK)
 314 KATLIAN AVE
 SITKA AK 99835

Parcel ID: 16190000
 NORTH PACIFIC SEAFOODS, INC.
 NORTH PACIFIC SEAFOODS, INC.
 4 NICKERSON ST, STE 400
 SEATTLE WA 98109

Parcel ID: 16195000
 DIDRICKSON DONALD/ROXYANN
 DIDRICKSON, DONALD/ROXYANN
 361 KAAGWAANTAN ST.
 SITKA AK 99835

Parcel ID: 16200000
 NORTH PACIFIC SEAFOOD
 NORTH PACIFIC SEAFOOD
 4 NICKERSON ST, STE 40
 SEATTLE WA 98109

Parcel ID: 16315000
 MAYO/SHEN MICHAEL/XIAOYAN
 MAYO, MICHAEL, J. & SHEN, XIAOYAN
 244 KOGWANTON ST
 SITKA AK 99835

Parcel ID: 16320000
 MAYO/SHEN MICHAEL/XIAOYAN
 MAYO, MICHAEL, J. & SHEN, XIAOYAN
 244 KOGWANTON ST
 SITKA AK 99835

Parcel ID: 16325000
 JACK JENNIE
 CROPLEY, F/HOWARD, N/I
 JACK, JENNIE%WILLARD
 C/O 256 KATLIAN AVE
 SITKA AK 99835

Parcel ID: 16345000
 JIMMY HARRY
 JIMMY, HARRY
 P.O. BOX 986
 SITKA AK 99835-0986

Parcel ID: 16350000
 SKEELE/CAFFREY JOHN/ELIZABETH
 SKEELE, JOHN/CAFFREY, ELIZABETH
 262 KOGWANTON ST
 SITKA AK 99835

Parcel ID: 16360000
 GOLDSBURY ELIZABETH
 GOLDSBURY, ELIZABETH
 278 KOGWANTON ST., #2
 SITKA AK 99835

Assembly Mailing
 Sent 6/12/15

Dodson / Holzman
 Tidelands Land Sale
 263 Katlian Street

Parcel ID: 16365000
 GOLDSBURY ELIZABETH
 GOLDSBURY, ELIZABETH, L.
 278 KOGWANTON ST
 SITKA AK 99835

Parcel ID: 16370000
 JOHN ESTATE LILLY
 JOHN, KITKA, HOGBERG % E. HE
 JOHN, LILLY ESTATE% HOOLIS, WALLACE,
 P.O. BOX 338
 HAINES AK 99827-0338

Parcel ID: 16380000
 MCGRAW TIMOTHY/LYDIA
 MCGRAW, TIMOTHY/LYDIA
 288 KOGWANTON ST
 SITKA AK 99835

Parcel ID: 16385000
 GOLDSBURY ELIZABETH
 GOLDSBURY, ELIZABETH, L.
 278 KOGWANTON ST
 SITKA AK 99835

Parcel ID: 16395000
 CUENIN ROBERT/VIRGINIA
 CUENIN, ROBERT/VIRGINIA/CHAMBERS, MARY
 2121 FALCON RIDGE DR
 PETALUMA CA 94954

Parcel ID: 16400000
 BARANOF ISLAND HOUSING AUT
 BARANOF ISLAND HOUSING AUT
 245 KATLIAN AVE
 SITKA AK 99835

Parcel ID: 16420000
 CARLSON CALVIN
 CARLSON, CALVIN
 332 KOGWANTON ST.
 SITKA AK 99835

Parcel ID: 16425000
 ALLEN DENNIS
 ALLEN, DENNIS, C.
 336 KOGWANTON ST
 SITKA AK 99835

Parcel ID: 16430000
 CARLSON ADRIANNE
 CARLSON, ADRIANNE
 332 KOGWANTON ST
 SITKA AK 99835

Parcel ID: 16440000
 UNION OIL CO.
 ATTN: TAX DIVISION
 UNION OIL CO.
 P.O. BOX 285
 HOUSTON TX 77001-0285

Parcel ID: 16445000
 HANDY JIMMY DEE/SAORI
 HANDY, JIMMY DEE & SAORI, M.
 350 KOGWANTON ST.
 SITKA AK 99835

Parcel ID: 16475018
 PHILLIPS/PIEDRA JORDAN/MERC
 PHILLIPS, JORDAN/PIEDRA, MER
 356 KOGWANTON ST
 SITKA AK 99835

Parcel ID: 16475019
 THOMAS ROSEMARY
 THOMAS, ROSEMARY, F.
 254 KOGWANTON ST
 SITKA AK 99835

Parcel ID: 16475020
 BARANOF ISLAND HOUSING AUTHORITY
 BARANOF ISLAND HOUSING AUTHORITY
 245 KATLIAN AVE
 SITKA AK 99835

Parcel ID: 16475021
 YOUNG GAYLE
 YOUNG, GAYLE, L.
 250 KOGWANTON ST.
 SITKA AK 99835

Parcel ID: 16475022
 BARANOF ISLAND HOUSING AUTHORITY
 BARANOF ISLAND HOUSING AUTHORITY
 245 KATLIAN AVE
 SITKA AK 99835

Parcel ID: 16475023
 JOHNSON/SAM, SR. AUDREY/GILBERT
 AUDREY JOHNSON & GILBERT SAM, SR.
 246 KOGWANTON ST.
 SITKA AK 99835

Parcel ID: 16475024
 BARANOF ISLAND HOUSING AUT
 BARANOF ISLAND HOUSING AUT
 245 KATLIAN AVE
 SITKA AK 99835

Parcel ID: 16475025
 NANCE MARK/HEIDI
 NANCE, MARK, A./HEIDI, L.
 234 KOGWANTON ST
 SITKA AK 99835

Parcel ID: 16550014
 DELONG JOHN/BARBARA
 DELONG, JOHN & BARBARA
 264 KOGWANTON ST
 SITKA AK 99835

Parcel ID: 16550016
 DELONG JOHN/BARBARA
 DELONG, JOHN, R./BARBARA
 264 KOGWANTON ST
 SITKA AK 99835

Parcel ID: 16550020
 GOLDSBURY ELIZABETH
 GOLDSBURY, ELIZABETH, L.
 278 KOGWANTON ST
 SITKA AK 99835

Parcel ID: 16550022
 GIBSON HARRY/PAMELA
 GIBSON, HARRY, J./PAMELA, J.
 P.O. BOX 9460
 KETCHIKAN AK 99901-9460

Parcel ID: 16550032
 UNION OIL CO. OF CALIFORNIA
 CHEVRON PROPERTY TAX DEPT
 UNION OIL CO. OF CALIFORNIA
 P.O. BOX 285
 HOUSTON TX 77001-0285

Parcel ID: 16550034
 UNION OIL CO. OF CALIFORNIA
 CHEVRON PROPERTY TAX DEPT
 UNION OIL CO. OF CALIFORNIA
 P.O. BOX 285
 HOUSTON TX 77001-0285

Parcel ID: 16675000
 CITY & BOROUGH OF SITKA
 (BAILEY'S MARINE)
 C/B OF SITKA
 100 LINCOLN ST
 SITKA AK 99835

Parcel ID: 16675001
 C/B OF SITKA
 BETWEEN OLD BAILEYS & KAT
 C/B OF SITKA
 100 LINCOLN ST
 SITKA AK 99835

Parcel ID: 16690000
 CITY & BOROUGH OF SITKA
 ANB BOAT HARBOR
 C/B OF SITKA

Parcel ID: 16695000
 ALASKA NATIVE BROTHERHOOD
 ALASKA NATIVE BROTHERHOOD

Parcel ID: 16710000
 BARANOF ISLAND HOUSING AUT
 BIHA OFFICE
 BARANOF ISLAND HOUSING AUT

100 LINCOLN ST
SITKA AK 99835

235 KATLIAN AVE, STE A
SITKA AK 99835

245 KATLIAN AVE
SITKA AK 99835

Parcel ID: 16720000
DODSON/HOLZMAN REV. LIVING TRUST
DODSON, FORREST, & HOLZMAN, MARY
P.O. BOX 6575
SITKA AK 99835-6575

Parcel ID: 16725000
CITY & BOROUGH OF SITKA
GRID EXTENSION
C/B OF SITKA
100 LINCOLN ST
SITKA AK 99835

Parcel ID: 16730000
CITY & BOROUGH OF SITKA
TIDELANDS EXCHANGE SUBDV
C/B OF SITKA
100 LINCOLN ST
SITKA AK 99835

Parcel ID: 16735000
CITY & BOROUGH OF SITKA
CITY GRID
C/B OF SITKA
100 LINCOLN ST
SITKA AK 99835

Parcel ID: 16740000
CITY & BOROUGH OF SITKA
(NEXT TO CITY GRID)
C/B OF SITKA
100 LINCOLN ST
SITKA AK 99835

Parcel ID: 16745000
WHITE JACOB
WHITE, JACOB
P.O. BOX 361
HOONAH AK 99829-0361

Parcel ID: 16750000
JOSEPH ANNIE
JOSEPH, ANNIE, Y.
P.O. BOX 684
SITKA AK 99835-0684

Parcel ID: 16758000
HAMES CORPORATION
(TIDELANDS EXCHANGE SUBDV
HAMES CORPORATION
208 LAKE ST, STE B
SITKA AK 99835

Parcel ID: 16770000
NORTH PACIFIC SEAFOODS, INC.
NORTH PACIFIC SEAFOODS, INC.
4 NICKERSON ST, STE 400
SEATTLE WA 98109



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Sitka Planning Commission Agenda
Tuesday, June 2, 2015
Held at the Sitka Fire Hall
209 Lake Street, Sitka, Alaska
7:00pm

- I. CALL TO ORDER AND ROLL CALL
- II. CONSIDERATION OF THE AGENDA
- III. CONSIDERATION OF THE MINUTES FROM May 19, 2015
- IV. THE EVENING BUSINESS
 - A. **Public hearing and consideration of an appeal of a proposed tidelands sale 263 Katlian Street. The proposed sale is for 2160 square feet of tidelands adjacent to the back portion of the existing lot. The property is also known as Lot 14, Block 5, Sitka Indian Village, U.S. Survey No. 2542. The request is filed by Forrest Dodson and Mary J. Holzman. The owners of record are Forrest Dodson and Mary J. Holzman.**
 - B. Public hearing and consideration of a minor subdivision of Lot A, Bahovec Addition No. 1, Baranof Warm Springs. The request is filed by Christine Lundstedt. The owner of record is Christine Lundstedt.
 - C. Public hearing and consideration of an Accessory Dwelling Unit conditional use permit at 1301 Edgecumbe Drive. The property is also known as Lot 1 of the Old City Shops Subdivision. The request is filed by Robert Woolsey. The owner of record is Robert Woolsey.
 - D. Public hearing and consideration of a proposed zoning text amendment to modify SGC Ch 22.24.010 B allowing for a bed and breakfast to be located only in an owner-occupied single-family dwelling or in an owner-occupied unit of a two-family dwelling. The request is filed by the City and Borough of Sitka.
 - E. Public hearing and consideration of a concept plat for a minor subdivision at 180 Price Street. The property is also known as Tract 1, Mountainview Subdivision. The request is filed by Jeremy Twaddle. The owner of record is Mountainview Estates, LLC.
- V. PLANNING DIRECTOR'S REPORT
- VI. PUBLIC BUSINESS FROM THE FLOOR
- VII. ADJOURNMENT

NOTE: Individuals having concerns or comments on any item are encouraged to provide written comments to the Planning Office or make comments at the Planning Commission meeting. Written comments may be dropped off at the Planning Office in City Hall, emailed to carole@cityofsitka.com, or faxed to (907) 747-6138. Those with questions may call (907) 747-1814.

Publish: May 26 and May 28

Providing for today...preparing for tomorrow

Parcel ID: 16060000
**SULSER/HEIM KATHERINE/LINDA
 PIONEER BAR
 SULSER, KATHERINE/HEIM, LINDA
 P.O. BOX 599
 SITKA AK 99835-0599**

Parcel ID: 16066000
**HOWARD ELI
 % RAY NIELSEN(206)774-562
 HOWARD, ELI
 4735 200TH ST SW, APT 104
 LYNNWOOD WA 98036**

Parcel ID: 16070000
**LUCAS KAREN
 LUCAS, KAREN, J.
 224 KATLIAN AVE
 SITKA AK 99835**

Parcel ID: 16075000
**KATHLIAN RICHARD
 R&D.COOK,M.KATHLEAN,E.JOH
 PETERS, CAROL
 3500 GOLIAD RD, LOT 279
 SAN ANTONIO TX 78223**

Parcel ID: 16080000
**GUANZON/DOWNS/LEONARD GENEVIEVE/D.IA.
 LEONARD, ANITA/GUANZON, G
 GUANZON, GENEVIEVE, H.
 2329 EUREKA, APT D3
 ANCHORAGE AK 99503**

Parcel ID: 16085000
**PLAISANCE KEVIN/MARIFE
 PLAISANCE, KEVIN & MARIFE
 P.O. BOX 152
 SITKA AK 99835-0152**

Parcel ID: 16090000
**HEYBURN THERESA
 HEYBURN, THERESA
 207 MONASTERY ST
 SITKA AK 99835**

Parcel ID: 16095000
**HEYBURN THERESA
 HEYBURN, THERESA
 207 MONASTERY ST
 SITKA AK 99835**

Parcel ID: 16100000
**LUCAS KAREN
 LUCAS, KAREN, J.
 224 KATLIAN AVE
 SITKA AK 99835**

Parcel ID: 16105000
**STOCKEL DAN/GRECHEN
 STOCKEL, DAN & GRECHEN
 P.O. BOX 1172
 SITKA AK 99835-1172**

Parcel ID: 16120000
**MCNITT BRIAN
 MCNITT, BRIAN
 10 MAKSOUTOFF ST
 SITKA AK 99835**

Parcel ID: 16125000
**MATTINGLY/BERGEY TOM/ANITA
 MATTINGLY, TOM & BERGEY, AN
 P.O. BOX 624
 SITKA AK 99835-0624**

Parcel ID: 16130000
**NORTH PACIFIC SEAFOODS, INC.
 NORTH PACIFIC SEAFOODS, INC.
 4 NICKERSON ST, STE 400
 SEATTLE WA 98109**

Parcel ID: 16140000
**NORTH PACIFIC SEAFOODS, INC.
 NORTH PACIFIC SEAFOODS, INC.
 4 NICKERSON ST, STE 400
 SEATTLE WA 98109**

Parcel ID: 16150000
**NORTH PACIFIC SEAFOODS, INC
 NORTH PACIFIC SEAFOODS, INC
 4 NICKERSON ST, STE 400
 SEATTLE WA 98109**

Parcel ID: 16155000
**NORTH PACIFIC SEAFOODS, INC.
 NORTH PACIFIC SEAFOODS, INC.
 4 NICKERSON ST, STE 400
 SEATTLE WA 98109**

Parcel ID: 16160000
**WHITE JACOB
 WHITE, JACOB
 P.O. BOX 361
 HOONAH AK 99829-0361**

Parcel ID: 16165000
**JOSEPH ANNIE
 JOSEPH, ANNIE, Y.
 P.O. BOX 684
 SITKA AK 99835-0684**

Parcel ID: 16170000
**NORTH PACIFIC SEAFOODS, INC.
 NORTH PACIFIC SEAFOODS, INC.
 4 NICKERSON ST, STE 400
 SEATTLE WA 98109**

Parcel ID: 16175000
**NORTH PACIFIC SEAFOODS, INC.
 NORTH PACIFIC SEAFOODS, INC.
 4 NICKERSON ST, STE 400
 SEATTLE WA 98109**

Parcel ID: 16180000
**MILLER LUIS
 MILLER, LUIS (CHUCK)
 314 KATLIAN AVE
 SITKA AK 99835**

Parcel ID: 16190000
**NORTH PACIFIC SEAFOODS, INC.
 NORTH PACIFIC SEAFOODS, INC.
 4 NICKERSON ST, STE 400
 SEATTLE WA 98109**

Parcel ID: 16195000
**DIDRICKSON DONALD/ROXYANN
 DIDRICKSON, DONALD/ROXYANN
 361 KAAGWAANTAN ST.
 SITKA AK 99835**

Parcel ID: 16200000
**NORTH PACIFIC SEAFOODS, INC
 NORTH PACIFIC SEAFOODS, INC
 4 NICKERSON ST, STE 400
 SEATTLE WA 98109**

Parcel ID: 16315000
**MAYO/SHEN MICHAEL/XIAOYAN
 MAYO, MICHAEL, J. & SHEN, XIAOYAN
 244 KOGWANTON ST
 SITKA AK 99835**

Parcel ID: 16320000
**MAYO/SHEN MICHAEL/XIAOYAN
 MAYO, MICHAEL, J. & SHEN, XIAOYAN
 244 KOGWANTON ST
 SITKA AK 99835**

Parcel ID: 16325000
**JACK JENNIE
 CROPLEY,F/HOWARD,N/MULLIG
 JACK,JENNIE%WILLARD,M/K/J,C
 C/O 256 KATLIAN AVE
 SITKA AK 99835**



Parcel ID: 16345000
 JIMMY HARRY
 JIMMY, HARRY
 P.O. BOX 986
 SITKA AK 99835-0986

Parcel ID: 16350000
 SKEELE/CAFFREY JOHN/ELIZABETH
 SKEELE, JOHN/CAFFREY, ELIZABETH
 262 KOGWANTON ST
 SITKA AK 99835

Parcel ID: 16360000
 GOLDSBURY ELIZABETH
 GOLDSBURY, ELIZABETH, L.
 278 KOGWANTON ST., #2
 SITKA AK 99835

Parcel ID: 16365000
 GOLDSBURY ELIZABETH
 GOLDSBURY, ELIZABETH, L.
 278 KOGWANTON ST
 SITKA AK 99835

Parcel ID: 16370000
 JOHN ESTATE LILLY
 JOHN,KITKA,HOGBERG % E.HE
 JOHN, LILLY ESTATE%HOOLIS,WALLACE,
 P.O. BOX 338
 HAINES AK 99827-0338

Parcel ID: 16380000
 MCGRAW TIMOTHY/LYDIA
 MCGRAW, TIMOTHY/LYDIA
 288 KOGWANTON ST
 SITKA AK 99835

Parcel ID: 16385000
 GOLDSBURY ELIZABETH
 GOLDSBURY, ELIZABETH, L.
 278 KOGWANTON ST
 SITKA AK 99835

Parcel ID: 16395000
 CUENIN ROBERT/VIRGINIA
 CUENIN, ROBERT/VIRGINIA/CHAMBERS, MARY
 2121 FALCON RIDGE DR
 PETALUMA CA 94954

Parcel ID: 16400000
 BARANOF ISLAND HOUSING AUT
 BARANOF ISLAND HOUSING AUT
 245 KATLIAN AVE
 SITKA AK 99835

Parcel ID: 16420000
 CARLSON CALVIN
 CARLSON, CALVIN
 332 KOGWANTON ST.
 SITKA AK 99835

Parcel ID: 16425000
 ALLEN DENNIS
 ALLEN, DENNIS, C.
 336 KOGWANTON ST
 SITKA AK 99835

Parcel ID: 16430000
 CARLSON ADRIANNE
 CARLSON, ADRIANNE
 332 KOGWANTON ST
 SITKA AK 99835

Parcel ID: 16440000
 UNION OIL CO.
 ATTN: TAX DIVISION
 UNION OIL CO.
 P.O. BOX 285
 HOUSTON TX 77001-0285

Parcel ID: 16445000
 HANDY JIMMY DEE/SAORI
 HANDY, JIMMY DEE & SAORI, M.
 350 KOGWANTON ST.
 SITKA AK 99835

Parcel ID: 16475018
 PHILLIPS/PIEDRA JORDAN/MERC
 PHILLIPS, JORDAN/PIEDRA, MER
 356 KOGWANTON ST
 SITKA AK 99835

Parcel ID: 16475019
 THOMAS ROSEMARY
 THOMAS, ROSEMARY, F.
 254 KOGWANTON ST
 SITKA AK 99835

Parcel ID: 16475020
 BARANOF ISLAND HOUSING AUTHORITY
 BARANOF ISLAND HOUSING AUTHORITY
 245 KATLIAN AVE
 SITKA AK 99835

Parcel ID: 16475021
 YOUNG GAYLE
 YOUNG, GAYLE, L.
 250 KOGWANTON ST.
 SITKA AK 99835

Parcel ID: 16475022
 BARANOF ISLAND HOUSING AUTHORITY
 BARANOF ISLAND HOUSING AUTHORITY
 245 KATLIAN AVE
 SITKA AK 99835

Parcel ID: 16475023
 JOHNSON/SAM, SR. AUDREY/GILBERT
 AUDREY JOHNSON & GILBERT SAM, SR.
 246 KOGWANTON ST.
 SITKA AK 99835

Parcel ID: 16475024
 BARANOF ISLAND HOUSING AUT
 BARANOF ISLAND HOUSING AUT
 245 KATLIAN AVE
 SITKA AK 99835

Parcel ID: 16475025
 NANCE MARK/HEIDI
 NANCE, MARK, A./HEIDI, L.
 234 KOGWANTON ST
 SITKA AK 99835

Parcel ID: 16550014
 DELONG JOHN/BARBARA
 DELONG, JOHN & BARBARA
 264 KOGWANTON ST
 SITKA AK 99835

Parcel ID: 16550016
 DELONG JOHN/BARBARA
 DELONG, JOHN, R./BARBARA
 264 KOGWANTON ST
 SITKA AK 99835

Parcel ID: 16550020
 GOLDSBURY ELIZABETH
 GOLDSBURY, ELIZABETH, L.
 278 KOGWANTON ST
 SITKA AK 99835

Parcel ID: 16550022
 GIBSON HARRY/PAMELA
 GIBSON, HARRY, J./PAMELA, J.
 P.O. BOX 9460
 KETCHIKAN AK 99901-9460

Parcel ID: 16550032
 UNION OIL CO. OF CALIFORNIA
 CHEVRON PROPERTY TAX DEPT
 UNION OIL CO. OF CALIFORNIA
 P.O. BOX 285
 HOUSTON TX 77001-0285

Parcel ID: 16550034
UNION OIL CO. OF CALIFORNIA
CHEVRON PROPERTY TAX DEPT
UNION OIL CO. OF CALIFORNIA
P.O. BOX 285
HOUSTON TX 77001-0285

Parcel ID: 16675000
CITY & BOROUGH OF SITKA
(BAILEY'S MARINE)
C/B OF SITKA
100 LINCOLN ST
SITKA AK 99835

Parcel ID: 16675001
C/B OF SITKA
BETWEEN OLD BAILEYS & KAT
C/B OF SITKA
100 LINCOLN ST
SITKA AK 99835

Parcel ID: 16690000
CITY & BOROUGH OF SITKA
ANB BOAT HARBOR
C/B OF SITKA
100 LINCOLN ST
SITKA AK 99835

Parcel ID: 16695000
ALASKA NATIVE BROTHERHOOD
ALASKA NATIVE BROTHERHOOD
235 KATLIAN AVE, STE A
SITKA AK 99835

Parcel ID: 16710000
BARANOF ISLAND HOUSING AUT
BIHA OFFICE
BARANOF ISLAND HOUSING AUT
245 KATLIAN AVE
SITKA AK 99835

Parcel ID: 16720000
DODSON/HOLZMAN REV. LIVING TRUST
DODSON, FORREST, & HOLZMAN, MARY
P.O. BOX 6575
SITKA AK 99835-6575

Parcel ID: 16725000
CITY & BOROUGH OF SITKA
GRID EXTENSION
C/B OF SITKA
100 LINCOLN ST
SITKA AK 99835

Parcel ID: 16730000
CITY & BOROUGH OF SITKA
TIDELANDS EXCHANGE SUBDV
C/B OF SITKA
100 LINCOLN ST
SITKA AK 99835

Parcel ID: 16735000
CITY & BOROUGH OF SITKA
CITY GRID
C/B OF SITKA
100 LINCOLN ST
SITKA AK 99835

Parcel ID: 16740000
CITY & BOROUGH OF SITKA
(NEXT TO CITY GRID)
C/B OF SITKA
100 LINCOLN ST
SITKA AK 99835

Parcel ID: 16745000
WHITE JACOB
WHITE, JACOB
P.O. BOX 361
HOONAH AK 99829-0361

Parcel ID: 16750000
JOSEPH ANNIE
JOSEPH, ANNIE, Y.
P.O. BOX 684
SITKA AK 99835-0684

Parcel ID: 16758000
HAMES CORPORATION
(TIDELANDS EXCHANGE SUBDV)
HAMES CORPORATION
208 LAKE ST, STE B
SITKA AK 99835

Parcel ID: 16770000
NORTH PACIFIC SEAFOODS, INC
NORTH PACIFIC SEAFOODS, INC
4 NICKERSON ST, STE 400
SEATTLE WA 98109